

Woodrow Wilson House (Henry Parker Fairbanks House)  
2340 South S Street, NW  
Washington  
District of Columbia

HABS No. DC-133

HABS  
DC,  
WASH,  
220-

REDUCED COPIES OF MEASURED DRAWINGS

ATLANTA  
FOLIO 1

Addendum to

Woodrow Wilson House (Henry Parker Fairbanks House)  
2340 South S Street, N.W.  
Washington  
District of Columbia

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DC,  
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220-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

ADDENDUM  
FOLLOWS...

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

ADDENDUM TO  
WOODROW WILSON HOUSE  
(Henry Parker Fairbanks House)

HABS  
DC,  
WASH  
220-

Location: 2340 S Street, Northwest (South side of S Street between 23rd and 24th Streets), Washington, D.C.

Present Owner and Occupant: National Trust for Historic Preservation in the United States, 740 Jackson Place, N.W., Washington, D.C.

Present Use: Historic House Museum

Statement of Significance: The Woodrow Wilson House was the home of Thomas Woodrow Wilson, 28th President of the United States, from 1921 until his death in 1924. Wilson was the first and only President to choose Washington for his permanent residence.

Designed by Washington Architect Waddy Butler Wood in 1915 and built in 1915-16 for businessman Henry Parker Fairbanks, the house is a distinguished example of the large townhouse in the Georgian Revival style. It is typical of its Kalorama neighborhood in size and formal design and its interior plan is reflective of the social demands characteristic of affluent official life in early twentieth century Washington.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: July 15, 1915 - July 15, 1916.  
District of Columbia Permit to Excavate #198<sup>1</sup> [See Attachment #1-1] and District of Columbia Permit to Build #501<sup>2</sup> [See Attachment #1-3] were applied for on July 13, 1915, with Andrew Murray, Builder, signing as agent for owner, Henry P. Fairbanks. Permit #198 was approved that same day while Permit #501 was not granted approval until August 2, 1915. According to notes by the Architect, Waddy Wood, in drafting a reply to Fairbanks' query on the progress of his new residence, "...excavation began July fifteenth. Permit to build will be issued shortly as (illegible) some time; contract signed and mailed - everything going well..."<sup>3</sup>

The house was approved and accepted by the architect on July 15, 1916, exactly one year after the excavation began and four months after the contracted date of completion.<sup>4</sup> Per arrangements made by Fairbanks (who with his family was not in Washington during the summer months) the house was turned over to the Security Storage Company for safe-keeping until the family took residence in September of that year.<sup>5</sup>

## 2. Architect: Waddy Butler Wood

Waddy B. Wood was approached by Henry Fairbanks to design a residence for the businessman and his small family sometime before January 9, 1915.<sup>1</sup> On February 8, 1915, the architect sent Fairbanks a letter describing his fees, payment schedule, and duties that "may be accepted by you and form a contract between us."<sup>2</sup> [See Attachment #2-1] In his reply, dated February 12, 1915, Fairbanks agreed to the terms and instructed Wood to begin the assignment.<sup>3</sup> [See Attachment #2-2]

Wood (1869-1944) came to Washington in 1893 from his family home in Ivy, Virginia after two years of higher education at the Virginia Polytechnic Institute and jobs with the Chesapeake and Ohio Railroad Engineer Corps Surveys. He obtained employment as a draftsman but resigned the job after two weeks,<sup>4</sup> confident of his ability to succeed in the architectural profession on his own.

As no formal education or certification was as yet required to practice architecture in the United States, Wood was able to open an office immediately.<sup>5</sup> During these years, he perused architectural books at the Library of Congress at night, while engaging in his new profession by day. His first design tasks were limited to modest residences in the North East section of Washington,<sup>6</sup> but Wood's personal charisma and family background easily brought him membership in Washington society and these connections he soon turned into profitable commissions. By 1895, he had received a major assignment from the Capitol Traction Company to design car barns for the city's trolley system.<sup>7</sup> The turn of the century found him designing for some of the city's most fashionable residents. His work of this period, 1893-1902, reflects his interest in the history of architecture and is marked by a wide variety of revival styles, especially Mission, Spanish Colonial, Georgian and Jacobean. Two of Wood's more important designs of this time are the Mission style Studio House for wealthy socialite/artist/playwright Alice Pike Barney (2306 Massachusetts Avenue, N.W.) and the Jacobean style Chancery for the Chinese Legation (1901 Vernon Street, N.W.).

In 1902, Wood formed a partnership with architect Edmund Donn, Jr. and engineer William I. Deming. The firm enjoyed success with Wood serving as the chief designer and promoter while the others provided the more technical aspects of the design process. As a firm, Wood, Donn and Deming, gained a good reputation for their skill in using materials, especially brick, in imaginative and economical ways,<sup>8</sup> and were responsible for a great number of designs, including Providence Hospital, several groups of moderate-priced townhouses (19th and T Streets,

N.W., Harvard and 13th Streets, N.W., and 19th and Vernon Streets, N.W.), the Union Trust Bank (15th and H Streets, N.W.), the Masonic Temple, the Fitzhugh Residence (2355 R Street, N.W.) and the Sheridan Residence (2211 Massachusetts Avenue, N.W.).

In 1912, the partnership was amicably dissolved<sup>10</sup> and Wood returned to an independent practice. He and his wife, Elizabeth Lomax, were by then the parents of two daughters: Lindsay (Lady Hadow of Charlottesville, Virginia) and Virginia (Mrs. B. Reath Riggs of Washington D.C.). While continuing to receive prestigious residential commissions, notably the homes of Frederic Delano, Henry Fairbanks, and George Cabot Lodge, Wood focused his attention on commercial and government work. His style, too, became more limited, and he worked primarily in the Georgian Revival. This period found him designing major buildings for such firms as the Potomac Electric and Power Company, Chesapeake and Potomac Telephone, Southern Railroad, and the Commercial National Bank. He designed both of Woodrow Wilson's Inaugural Stands and that of Franklin Delano Roosevelt's 1933 inauguration. Wood's career received much attention during World War I when he planned and designed over sixty acres of temporary federal administrative structures charging only for his overhead costs.<sup>11</sup> In 1930, Wood was awarded the contract to prepare a classical remodeling scheme to replace the Second Empire style facade of the Old State, War and Navy Building. When pressure due to increasing regard for the structure's original facade and the depression caused Congress to drop the plan the government refused to pay Wood for his completed drawings. He successfully sued for breach of contract, receiving a portion of his fees in an out-of-court settlement.<sup>12</sup> The architect's largest and most important government contract was still to come with the acceptance of his design for the Interior Department Building, completed in 1940, during the administration of Franklin Roosevelt.

After 47 years in practice, Wood retired to his home in Warrenton, Virginia. He had been a successful and prolific architect, had served as President of the local Washington chapter of the American Institute of Architects, chaired a national annual conference of the Institute, served on numerous competition juries throughout the country and was elected a Fellow of the AIA in 1916.<sup>13</sup>

During the period when the house was still being designed, Wood's scheme received thorough examination by a prominent New York architect, Benjamin Wistar Morris. In a somewhat unorthodox move, especially considering the solid local reputation of Wood and the relatively small size of the commission, Fairbanks brought in Morris as a consultant on the design.<sup>14</sup> Morris was provided with plans and specifications to which he responded with extensive comments and criticisms.<sup>15</sup> No contract or formal explanation of his responsibilities has been found,

though in the letter to Fairbanks containing his criticisms of the specifications, he writes, "I have not checked them structurally, as I do not understand that that is part of the work which I am called upon to do; that is, for instance, such matters as thickness of walls, strength of floor beams &c. which Mr. Wood should be entirely competent to do."<sup>16</sup> Wood alluded to his dissatisfaction with the arrangement in a letter to Fairbanks, "There is a danger, though, of too many cooks, as one's enthusiasm cannot help but wain when the exterior criticism becomes too intense."<sup>17</sup> However, he did not press the point, and Morris' favorable comment, "I have seldom seen a more careful or efficient set of drawings than those received from Mr. Wood,"<sup>18</sup> must have eased the situation.

Morris' contributions to the design and its construction are many. He paid particular attention to the wording of the specifications, and made numerous suggestions for reducing the contractor's freedom of choice of construction methods and materials.<sup>19</sup> He proposed mechanical as well as aesthetic changes throughout the house, concentrating his efforts on the doors and improving the design of the facade. He also contributed to the mechanics of the fireplaces and aided in obtaining bids from suppliers.<sup>20</sup>

Certain facts suggest the possibility that Fairbanks and Morris may have been friends which, in turn, might account for Fairbanks' reliance on Morris' expertise: informal greetings on letters from Morris to Fairbanks;<sup>21</sup> Morris was from Portland, Oregon, Mrs. Fairbanks' family home;<sup>22</sup> Mrs. Fairbanks' brother, David Lewis, was an architect, had attended Columbia University School of Architecture as had Morris, and was of similar age to Morris;<sup>23</sup> both Fairbanks and Morris maintained homes in Mount Kisco, New York.<sup>24</sup>

Morris (1870-1944) was born in Portland, Oregon, educated in the ministry at Trinity College in Hartford, Connecticut, but became interested in architecture and graduated from Columbia University in 1894. He then went on to complete his studies at the Ecole des Beaux Arts. Returning to New York, where he was to spend the remainder of his career, he obtained his first job with the New York office of Carriere and Hastings and assisted in preparing the winning drawings for the New York Library competition. For a short time he practiced as a partner with the firm of Morris, Butler and Morgan. He returned to an independent practice through 1910, worked with C. Grant LaFarge until 1915 and then joined Robert B. O'Connor in the successful firm of Morris and O'Connor. Some of his more important designs include the Cunard Steamship Building, Seaman's Bank for Saving, Continental National Bank, and the Annex to the Pierpont Morgan Library. A Fellow of the AIA after 1913, member and President of the New York Chapter of the AIA and the Beaux Arts Society of Architects, he also served on the National Commission of Fine Arts (1927-31).<sup>25</sup>

A third architect, Mrs. Fairbanks' brother, David Lewis (1867-1918) was shown the plans for the house during the Fairbanks' visit to the Pacific Coast the summer of 1915.<sup>26</sup> Lewis, educated at Princeton and trained in architecture at Columbia University, was a successful Portland architect and he, too, contributed to the design process. His interests centered on the closets and he designed and supervised construction of the majority of those installed in the house at the time of its construction.<sup>27</sup>

Irwin Porter, Chief Draftsperson in Wood's office from 1912 through the late twenties, supervised the construction on the Fairbanks Residence in Wood's absence and, on Wood's behalf, he corresponded with both the builder, Andrew Murray, and the owner, Henry Fairbanks.

### 3. Original and Subsequent Owners

The Woodrow Wilson House is located on two lots, Numbers Thirty-six (36) and Thirty-seven (37) in Square 2517 in Washington, D.C. The house is situated on the whole width of Lot 37, while the garage and driveway are situated on a twenty (20) foot portion of Lot 36 purchased separately by Fairbanks and then joined for sale in 1920. The remainder of the adjoining Lot 36 was purchased by Bernard Baruch and in 1954 deeded to the National Trust for Historic Preservation. An unexecuted indenture suggests that Baruch's intention was that the land serve to preserve the open space and privacy to the immediate west of the structure.<sup>1</sup> [See Attachment #3-1]

Prior to the 1920 renumbering of the Kalorama area from a Lot and Block system to one of Lots and Squares, Lot 37 was considered to be two separate lots, Number Thirteen (13) and Twenty-three (23). Lot 13 was to the south and fronted on Decatur Place. Lot 23 was to the north and fronted on S Street. Square 2517 was known as Block Twelve (12). Lot 6 was known as Lot 22 and adjoined Lot 23 and 13 to the west. [See Attachment #3-2]

The land on which the Wilson House lots are located was originally part of a large estate known as Kalorama. In 1887, this estate was purchased for development by a Philadelphia syndicate. When this and surrounding land was platted the area was renamed Kalorama Heights.<sup>2</sup> There is confusion over the exact boundaries of the various developers' holdings and there is no comprehensive study available to clarify the issue. The first definite documentation of ownership for any of the specific lots now numbered as 36 and 37 begins in 1897.

The following is a partial chain of title from the Recorder of Deeds, Washington, D.C.

#### Lot 23

1897 Trust June 17, 1897 recorded June 17, 1897  
in Liber 2224, Folio 330, Instrument #30  
Consideration: \$10.00

Ella C. Cushman  
to  
Joseph R. Edson and Charles B. Bailey

This is an early document establishing ownership for "Lot 23 in Block 12, "Kalorama Heights as per plat recorded in Liber County Number 7, Folio 34 of the Records of the Office of the Surveyor of the District of Columbia". This trust was established between owner, Cushman, and Edson and Bailey "to secure the full and punctual performance of the conditions of a certain Bond..."

1915 Deed      February 2, 1915 recorded February 3, 1915 in Liber 3768,  
Folio 355, Instrument #73  
Consideration: \$10.00; \$12.00 Internal Revenue Stamps

Ella C. Merritt (formerly Cushman)  
to  
Frances L. Fairbanks

"...do hereby grant and convey...in fee simple...Lot 23 in Block 12..."  
"Subject to an indebtedness of \$3,000 secured by Deed of Trust dated October 24, 1904, recorded in Liber Number 2850, Folio 255 of the Land Records of the District of Columbia, which indebtedness the Grantee assumes and agrees to pay."

1916 Release      October 14, 1916 recorded October 26, 1916  
in Liber 3909, Folio 446, Instrument #2  
Consideration: \$1.00

John B. Larner, surviving Trustee  
to  
Frances L. Fairbanks

"...John B. Larner, surviving Trustee under a certain Deed of Trust from Ella C. Cushman, widow, dated October 24, 1904, and recorded October 25, 1904 in Liber 2850, Folio 255...do hereby grant, release, quit-claim and convey unto said Frances L. Fairbanks...Lot numbered 23 in Block 12 in Rodgers and Stellwagen, Trustees' Subdivision of 'Kalorama Heights' as per plat recorded in the Office of the Surveyor of the District of Columbia in Liber County 7 at Folio 34."

Lot 13

1909 Trust      July 6, 1909 recorded July 19, 1909  
in Liber 3240, Folio 362, Instrument #50

Mary Britton (widow of Alexander T. Britton), Alexander and Louise R. Britton, Martin and Felicia Britton, William and Mayday Britton, Belle Britton Galt, Sadie Britton Thompson, Flora Britton Carpenter (all over 21) and John Britton (minor) and the heirs of deceased daughter Susan Britton Ould  
to  
American Security and Trust Company, Inc.



This trust covering numerous lots all over the District of Columbia ~~interumg~~ All the undivided half interest in all those parcels of land in the County of Washington, designated as Lots 7 to 13 both inclusive in Block 12, Kalorama Heights now known as Square 2517 for tax purposes, owned by said Alexander T. Britton at the time of his death..." This trust called for the American Security and Trust Company to "hold said land and premises for the use and benefit of the...parties ..." and distribute the income in dividends.

1910 Deed February 16, 1910 recorded February 28, 1910  
in Liber 3313, Folio 104, Instrument #75  
Consideration: \$380.85

American Security and Trust Company, Guardian  
to  
Myron M. Parker

"American Security and Trust Company,...acting herein as guardian of the estate of John Britton, a minor, and pursuant to an order passed by the Supreme Court of the District of Columbia in Guardianship Case 3989, Docket 13..."

"...does hereby grant and convey...in fee simple...all the undivided interest or part, of said John Britton, the same being an undivided one-thirty-second part [of the Britton estate] equalling Lot 13 in Block 12 of Kalorama Heights, County Liber Number 7, Folio 34."

1910 Deed February 16, 1910 recorded February 28, 1910  
in Liber 3313, Folio 105, Instrument #76  
Consideration: \$10.00

Myron M. Parker and Nellie Parker, his wife  
to  
Myron M. Cady

"does hereby grant and convey...in fee simple...Lot 13"

1915 Deed February 2, 1915 recorded February 3, 1915  
in Liber 3768, Folio 354, Instrument #72  
Consideration: \$10.00 \$5.00 Internal Revenue Stamps

Myron M. Cady, unmarried  
to  
Frances L. Fairbanks

"does hereby grant...in fee simple..." Lot 13

Lots 23 and 13 are joined here for sale:

1921 Deed January 31, 1921 recorded February 3, 1921  
in Liber 4467, Folio 416, Instrument #57  
Consideration: \$10.00; \$150.00 Internal Revenue Stamps

Frances L. Fairbanks  
to  
Edith Bolling Wilson

"does hereby grant and convey...in fee simple, the following described land and premises, with the improvements, easements, appurtenances thereunto belonging, situate and being in the County of Washington, in the District of Columbia namely: Lots 13 and 23 and the east 20 feet front on S Street by full depth of Lot 22 in Block 12 'Kalorama Heights' as per plat recorded in Liber County No. 7 Folio 34 of the Records of the Office of the Surveyor of the District of Columbia."

The said East 20 feet of Lot 22 "was conveyed to Frances L. Fairbanks by deed dated November 20, 1917 and recorded in Liber 4030 Folio 100..." This seems to indicate that Mrs. Fairbanks sub-divided Lot 22 for sale to the Wilsons. See Chain of Title for Lot 22.

1954 Deed August 13, 1954 recorded December 14, 1954  
in Liber 10331, Folio 58, Instrument #44810  
Consideration: None Mentioned

Edith Bolling Wilson  
to  
National Trust for Historic Preservation in the United States

"Grantor desires to create a trust, including a permanent endowment fund, for the purpose of establishing and maintaining in perpetuity as a memorial in honor of the memory of her late husband, the Honorable Woodrow Wilson, a past President of the United States of America, the house at 2340 S Street, N.W. in the City of Washington, in which he lived and died..."

Conveyed: "the following described land and premises, situated in the City of Washington, District of Columbia:

Lot Thirty-seven (37) in a subdivision made by Frances L. Fairbanks of lots in block Twelve (12), 'Kalorama Heights,' as per plat recorded in Liber No. Sixty-four (64), Folio Sixty-nine (69), of the Records of the Office of the Surveyor of the District of Columbia, known for purposes of taxation as Lot Thirty-seven (37) in Square Two Thousand Five Hundred Seventeen (2517), and improved by premises numbered 2340 'S' Street, N.W.

Lot 36 (formerly Lot 22)

1905 Deed January 7, 1905 recorded June 1, 1905  
in Liber 2901, Folio 434, Instrument #26  
Consideration: \$10.00

Laura Tewksbury Green  
to  
Laura R. Green

"is hereby acknowledged, has bargained and sold, granted, enfeoffed and conveyed...assigns the following described land and appurtenances...Lots 14, 16 and 22 in Block 12 of 'Kalorama Heights' as per plat recorded in Liber County Number 7, Folio 34."

1906 Deed February 3, 1906 recorded February 10, 1906  
in Liber 2961, Folio 363, Instrument #15  
Consideration: \$10.00

Laura R. Green (unmarried)  
to  
James H. Gore

"does hereby grant and convey...in fee simple...Lot 22 in Block 12 in Rodgers and Stellwagen, Trustees Subdivision of 'Kalorama Heights' as recorded in Liber County Number 7, Folio 34..."

1909 Deed July 27, 1909 recorded August 6, 1909  
in Liber 3241, Folio 351, Instrument #63  
Consideration: \$10.00

James H. Gore and Lillian M. Gore, his wife  
to  
Marion Butler

"does hereby grant and convey...in fee simple..." Lot 22

1913 Deed December 19, 1913 recorded December 19, 1913  
in Liber 3671, Folio 464, Instrument #69  
Consideration: \$10.00

Marion Butler and Florence Faison Butler, his wife  
to  
William A. Hill

"does hereby grant and convey...in fee simple..." Lot 22

1917 Deed November 20, 1917 recorded November 23, 1917  
in Liber 4030, Folio 100, Instrument #1  
Consideration: \$10.00

William A. Hill and Josephine Perkins Hill, his wife  
to  
Frances L. Fairbanks

"does hereby grant and convey...in fee simple" Lot 22  
This agreement was subject to a party wall agreement between William A. Hill and Frances L. Fairbanks, dated June 23, 1915 and recorded June 23, 1915 in Liber 3795, Folio 387 in the Land Records of the District of Columbia

1922 Deed August 25, 1922 recorded September 9, 1922  
in Liber 4792, Folio 67, Instrument #115  
Consideration: \$10.00; \$13.00 Internal Revenue Stamps

Frances L. Fairbanks  
to  
James P. Jeffries

"This deed made...by and between Frances L. Fairbanks, of  
the District of Columbia, trading in relation to her sole  
and separate estate, and James P. Jeffries...does grant...  
in fee simple...

Lot 36 in Frances L. Fairbanks' Subdivision of Lots in Block  
12 of 'Kalorama Heights' as per plat recorded in Liber 64,  
Folio 69 of the Records of the Office of the Surveyor of the  
District of Columbia, same being now designated for the pur-  
poses of taxation and assessment as Lot 36 in Square 2517"

1922 Deed September 7, 1922 recorded September 9, 1922  
in Liber 4792, Folio 71, Instrument #117  
Consideration: \$10.00

James P. Jeffries (unmarried)  
to  
William A. Hill

"does grant...in fee simple...Lot 36, Square 2517..."

1923 Deed November 30, 1923 recorded December 4, 1923  
in Liber 5115, Folio 138, Instrument #124  
Consideration: \$10.00; \$16.00 Internal Revenue Stamps

William A. Hill and Josephine Perkins Hill, his wife  
to  
Edward Charles Kriz

"...grant in fee simple...Lot 36, Square 2517"

1926 Deed January 18, 1926 recorded September 16, 1932  
in Liber 6687, Folio 94, Instrument #23191  
Consideration: \$10.00; \$20.00 Internal Revenue Stamps

Edward Charles Kriz and Ellen S. Kriz, his wife  
to  
Bernard Baruch

"...do grant...in fee simple, all that piece or parcel of  
land...described as Lot 36..."

1954 Deed September 13, 1954 recorded December 14, 1954  
in Liber 10331, Folio 66, Instrument #44811  
Consideration: None Mentioned

Bernard Mr. Baruch  
to  
National Trust for Historic Preservation in the United States

"does hereby grant and convey..." Lot 36

## 4. Builder, Contractors, Suppliers

Andrew Murray (729 Twelfth Street, N.W., Washington, D.C.), as low bidder, was awarded the contract to build the Fairbanks residence.<sup>1</sup> Wood recommended Murray and his list of sub-contractors highly, citing the builder's work with him on the Grandin House at Dupont Circle in the District of Columbia.<sup>2</sup> According to Fairbanks' instructions to Wood, the contract was to call for the structure to be completed eight months from the issue date of the building permit; no extras were to be allowed or paid for unless ordered by the architect and approved by the owner; and the cost of building and supplies was not to exceed \$50,805.00.<sup>3</sup> [See Attachment #4-1] Murray was paid monthly on account.<sup>4</sup> [See Attachment #4-2] Neither the specifications nor the actual contract has been located. It is known, however, that they called for the various sub-contractors to submit shop drawings to the architect and no work was to commence until the drawings were approved by Wood's office.<sup>5</sup>

The plans indicate that certain materials and/or equipment was not to be covered by the contract. It is known that in the instances of woodwork and mantels for the Library, Dining Room Office and Bedrooms, Wood was instructed by Fairbanks to complete the designs, but the work was to be charged to a "Furniture Account."<sup>5a</sup> An unknown number of closets were designed by David Lewis and constructed in Portland, Oregon. It is also not known which closets Lewis designed and which, if any, Wood was responsible for.

The following is a list of the sub-contractors referred to in correspondence between Wood, Murray, Morris and Fairbanks and their areas of responsibility:

Excavation - J.J. Sheehan<sup>6</sup>  
Brickwork - Mr. Foley<sup>7</sup>  
Asphalt and Pavings - Fred Drew and Company<sup>8</sup>  
Masonry - Louis Perna<sup>9</sup>  
Hardware - Barbour and Ross<sup>10</sup>  
Plastering - Mr. Earley<sup>11</sup>  
Heating and Plumbing - Standard Electric Company<sup>12</sup>  
Painting - W.A. Thomas<sup>13</sup>  
Mantels - Arthur Todhunter<sup>14</sup>  
Mantel (Drawing Room) - Frank A. Donnelly and Brothers<sup>15</sup>  
Mantels and Fireplace Work - John Herbert Corning<sup>16</sup>  
Console Table (Dining Room) - Robert R. Jordan<sup>17</sup>  
Electrical Outlets - Leygon and Morant<sup>18</sup>  
Window Screens - J.B. Henderson and Co.<sup>19</sup>  
Stonework - Mr. McLeod<sup>20</sup>  
Hardware - Doors - Yale and Towne Manufacturing Co.<sup>21</sup>  
Fireproof Lath and Cloth - Clinton Lath Co.<sup>22</sup>  
Unknown - Duparquet, Hout, Moneuse Company<sup>23</sup>

1. Date of Erection - Footnotes

<sup>1</sup> D.C. Building Permit #198, July 13, 1915, D.C. Building Permits, National Archives, Washington, D.C. This and all other permits pertaining to the construction of Lots 13 and 23 are identified as 2322 S Street, N.W. However, when Fairbanks took residence, he used the address of 2340 S Street, N.W. This discrepancy is most likely the result of building on two lots. As each was assigned a house number, the owner had the option of choosing either number.

<sup>2</sup> D.C. Building Permit #501, August 2, 1915, D.C. Building Permits, National Archives, Washington, D.C.

<sup>3</sup> Notes on the back of letter: Henry Fairbanks to Waddy Wood, July 23, 1915 in the Waddy Wood Papers, Architectural Record Collection, Office of the Curator of Smithsonian Buildings, Washington, D.C.

<sup>4</sup> Letter: Fairbanks to Wood, July 1, 1915, Waddy Wood Papers. "I accept your recommendation to award the contract to Andrew Murray, Washington, D.C. on terms and conditions as expressed below, the contract to be completed in eight months from date of permit."

<sup>5</sup> Letter: Wood to Fairbanks, August 18, 1916, Waddy Wood Papers.

1. Date of Erection - Attachments

1 - D.C. Building Permit #198

2 - D.C. Building Permit #294

3 - D.C. Building Permit #501

4 - D.C. Building Permit #502

5 - D.C. Building Permit #880

6 - D.C. Building Permit #2231

Building Permits, Record Group 351, National Archives, Washington, D.C.

2. Architect - Footnotes

- 1 Letter: Fairbanks to Wood, January 9, 1915, Waddy Wood Papers. This is the earliest date of correspondence between Wood and Fairbanks, but the content of the letter indicates that is but a continuence of earlier correspondence.
- 2 Letter: Wood to Fairbanks, February 8, 1915, Waddy Wood Papers.
- 3 Letter: Fairbanks to Wood, February 12, 1915, Waddy Wood Papers.
- 4 Anonymous. Biography of Waddy Wood, Waddy Wood Papers. No information as to where or by whom Wood was employed as a drafts-person has been found other than numerous references to the length of the employment.
- 5 Wood's first office was located at 1110 F Street, N.W. Polk's City Directory - 1893, Washington, D.C., 1893.
- 6 Interview: Virginia Wood Riggs with Emily Hotaling Eig and Gray Bryan, April 23, 1975, Washington, D.C. Numerous overdue notices from the Library of Congress confirm Mrs. Riggs account of her father's incessant study of architectural books. Waddy Wood Papers.
- 7 Building Permits #205, #304, and #1187 Washington, D.C., National Archives, Washington, D.C.
- 8 Nancy Schwartz, Compiler. Historic American Building Survey: District of Columbia Catalog. Charlottesville: University of Virginia Press for the Columbia Historical Society, 1974, P. 16.  
  
Wood designed the Capital Traction Company's Union Station (3600 M Street, NW, Washington, D.C.) in 1895 and did several of the car barns throughout the city, notably the structure located at 14th and East Capitol Streets, NE.
- 9 Leila Mechlin, "The Work of Wood, Donn and Deming," in Architectural Record, April, 1906, pp. 245-58.
- 10 Contract dissolving firm of Wood, Donn and Deming, 1912, Waddy Wood Papers.
- 11
- 12 Donald J. Lehman, Executive Office Building: GSA Historic Study No. 3, Government Printing Office, Washington, D.C., Rev. Sept., 1970, pp. 77-79.
- 13 Henry F. Withey and Elsie R. Withey, Biographical Dictionary of American Architects (Deceased), Los Angeles: New Age Publishing Company, 1956.
- 14 Letter: Fairbanks to Wood, January 9, 1915, Waddy Wood Papers.

- 15 Letter: Morris to Wood, October 27, 1915, Waddy Wood Papers.
- 16 Letter: Morris to Fairbanks, May 15, 1915, Wood Papers.
- 17 Letter: Wood to Fairbanks, May 14, 1915, Wood Papers.
- 18 Letter: Morris to Fairbanks, May 15, 1915, Wood Papers.
- 19 Ibid.
- 20 Letter: Morris to Wood, October 19, 1915, Wood Papers.
- 21 Letter: Morris to Fairbanks, May 15, 1915, Wood Papers.
- 22 Withey, Ibid. and Letter: Fairbanks to Wood, Wood Papers.
- 23 Withey, Ibid.
- 24 Withey, Ibid. and Letterhead: Draft for contract in Fairbanks hand, early March, 1916, Wood Papers. Witheys biography of Morris names Mount Kisco, New York as Morris' home and printed stationary has a Mount Kisco address for Fairbanks.
- 25 Withey, Ibid.
- 26 Letter: Fairbanks to Wood, August 12, 1915, Wood Papers.
- 27 Letter: Wood to Fairbanks, October 6, 1915, Wood Papers.

## 2. Architect - Attachments

- 1 - Correspondence establishing contract between Wood and Fairbanks for the design of a residence.
    - a-Wood to Fairbanks, February 8, 1915, Wood Papers.
    - b-Fairbanks to Wood, February 12, 1915, Wood Papers.
- Architectural Records Collection, Smithsonian Institute,  
Washington, D.C.



3. Original and Subsequent Owners - Footnotes

<sup>1</sup> Indenture: Bernard Manner Baruch and National Trust for Historic Preservation. Files, Woodrow Wilson House, Library, National Trust for Historic Preservation, Washington, D.C.

While this document gives evidence of Baruch's motivation for deeding the land to the National Trust, and even sheds light on his motivation for purchasing the land, it is not a legal document and was not signed nor recorded.

<sup>2</sup> Mary Mitchell, "Kalorama: Country Estate to Washington Mayfair" in Records of the Columbia Historical Society, 1971-72, Francis Coleman Rosenberger, Editor, Columbia Historical Society, Washington, D.C. 1973, pp. 164-189.

3. Original and Subsequent Owners - Attachments

- 1 - Indenture: Bernard Manner Baruch and National Trust for Historic Preservation. There is no evidence to indicate that this document was ever signed or executed.
- 2 - Plat of Lots 13, 22 and 23 (Now known as Lots 36 and 37) Records of Office of the Surveyor of the District of Columbia, Liber 64, Folio 69, Washington, D.C.
- 3 - Indenture: Edith Bolling Wilson and National Trust for Historic Preservation. Office of the Recorder of Deeds, Liber 10331, Folio 58, with copy on file, Woodrow Wilson House, Library, National Trust for Historic Preservation, Washington, D.C.

4. Builder, Contractor, Suppliers - Footnotes

- 1 Letter: Fairbanks to Wood, July 1, 1915, Wood Papers.
- 2 Letter: Wood to Fairbanks, June 19, 1915, Wood Papers. The Grandin House was demolished in 1970, sixty years after being built.
- 3 Letter: Fairbanks to Wood, July 1, 1915, Wood Papers. An additional \$1951.45 for materials and equipment not in Murray's contract brought the total estimated cost to \$52,756.46.
- 4 Letter: Murray to Wood, May 2, 1916, Wood Papers. This statement is an example of the monthly statements sent by Murray for payment.
- 5 Letter: Wood to Murray, September 17, 1915, Wood Papers.
- 5a Letter: Fairbanks to Wood, July 1, 1915, Wood Papers.
- 6 Letter: Murray to Wood, October 1, 1915, Wood Papers. This and the following footnotes refer to the sub-contractors. Each footnote is a reference to the letter mentioning the sub-contractor or supplier.
- 7 Letter: Wood to Murray, April 6, 1916, Wood Papers.
- 8 Letter: Wood to Murray, June 20, 1916, Wood Papers.
- 9 Letter: Louis Perna to Wood, January 15, 1917, Wood Papers.
- 10 Letter: Wood to Barbour and Ross, February 17, 1917, Wood Papers.
- 11 Letter: Wood to Murray, February 9, 1916, Wood Papers.
- 12 Letter: Wood to Murray, October 20, 1916, Wood Papers.
- 13 Letter: Wood per Irwin Porter to Murray, April 15, 1916, Wood Papers.
- 14 Letter: Murray to Wood, July 25, 1916, Wood Papers.
- 15 Letter: Murray to Wood, July 25, 1916, Wood Papers.
- 16 Letter: Wood per Porter to Fairbanks, April 17, 1916, Wood Papers.
- 17 Letter: Murray to Wood, July 25, 1916, Wood Papers.
- 18 Letter: Wood to Morris, February 19, 1916, Wood Papers.
- 19 Letter: Wood to Fairbanks, August 5, 1916, Wood Papers.
- 20 Letter: Wood to Murray, April 10, 1916, Wood Papers.
- 21 Letter: Morris to Wood, May 3, 1915, Wood Papers.
- 22 Letter: Fairbanks to Charles Fairbanks, July 1, 1915, Wood Papers.

<sup>23</sup> Letter: Murray to Wood, July 25, 1916, Wood Papers.

4. Builder, Contractors, Suppliers - Attachments

- 1 - Letter setting forth contract requirements for contractor;  
Fairbanks to Wood, July 1, 1915, Wood Papers.
- 2 - Example of Contractor monthly statement; Murray to Wood,  
May 2, 1916, Wood Papers.

## 5. Original Plans and Construction

Copies of architectural drawings for the Fairbanks residence were found in the house following Mrs. Wilson's death in 1961. There are ten sheets of drawings each labeled: WADDY B. WOOD, Archt., 816 Connecticut Avenue, Northwest, Washington, D.C., Residence for Henry P. Fairbanks, Esq., S Street, bet. 23rd and 24th, Wash., D.C. File No. 65. Each drawing is, in turn, identified by number, title, name of draftsman and tracer, scale, and date. While correspondence referring to drawings other than those found indicates that the existing drawings are not a complete working set, there are plans for each floor, elevations and details. Following is a list of the ten drawings:

- Drawing No. 1: Cellar Floor Plan - Drawn and traced by I.S.P. (Irwin Porter), Scale: 1/4"=1'0", May 6, 1915.
- Drawing No. 2: Basement Floor Plan - Drawn and traced by I.S.P., Scale: 1/4" and 3/4", May 6, 1915.
- Drawing No. 3: First Floor Plan - Drawn and traced by I.S.P., Scale: 1/4" and 3/4", May 6, 1915.
- Drawing No. 4: Second Floor Plan - Drawn and traced by I.S.P., Scale: 1/4"=1'0", May 6, 1915.
- Drawing No. 5: Third Floor Plan - Drawn and traced by I.S.P., Scale: 1/4" and 1 1/2", May 6, 1915.
- Drawing No. 6: Front and Rear Elevations - Drawn and traced by J.C.W. (unidentified), Scale: 1/4"=1'0", May 6, 1915.
- Drawing No. 7: Longitudinal Section - Drawn and traced by J.A.Y. (unidentified), Scale: 1/4" and 3/4", May 6, 1915.
- Drawing No. 8: 1/4" and 1 1/2" Scale Details of the Interior - Drawn and traced by J.C.W., Scale: 1/4" and 1 1/2", May 6, 1915.
- Drawing No. 9: Details of Front Elevation - Drawn and traced by J.A.Y., Scale: 3/4"=1'0", May 6, 1915.
- Drawing No. 10: Plan and Details of Garden - Drawn by Porter and Dunlop, Traced by Dunlop (unidentified), Scale: 1/8"-1'0", May 6, 1915.

In addition, a collection numbering over 300 sheets of correspondence, statements, and office notes relating to the design and construction of the Fairbanks residence was found among the papers of the architect.<sup>1</sup> The correspondence begins January 9, 1915, and ends March 4, 1918. This correspondence is not complete and contains little information on the creation of the design. However, it does provide more than sufficient material to allow a good understanding of the roles of the architect, owner and builder in the construction of the house.

According to the contract as established February 12, 1915 between Wood and Fairbanks, [See Attachment #2-1a and #2-1b] the architect charged a 6% commission on the actual cost of the completed structure, including any designs or purchases made through him even if not included in the general contract. Payments were to be divided into four parts: 1/5 of the total fee due upon completion of the preliminary sketches, 2/5 more due upon completion of working drawings and specifications, 1/5 more upon completion of full-size details and the balance due upon acceptance of the finished house. Wood further explained that the first four payments would be based on estimates of cost while the final payment would be computed on the actual cost minus previous payments. He included a clause requiring the owner to compensate him for any unforeseen office expense incurred in protecting the owner's interests and provided for payment of actual expense if the contractor had to return after completion of construction to correct faulty work.

The architect's duties included preparation of 1/8 inch scale preliminary drawings and their reworking until both owner and architect gave mutual approval to the design, preparation of working drawings and specifications, securing of bids, drawing up the builder's contract, preparing all drawings necessary for workmen to have a satisfactory understanding of their responsibilities, supervision of construction, issuance of vouchers for payments and procurement of a release of liens, if required, on settling with the builder. Further, Wood stated that he paid his heating expert and any other experts he found it necessary to consult out of his own fee and would handle any problems with the District of Columbia government caused by building regulations.<sup>2</sup>

Statements of payments due provide a schedule of Wood's work progress, as well as a schedule of increasing costs. [See Attachment #5-1] The first payment of 1/5 of 6% of the original estimated cost of \$35,000 (\$420.) was sent to Fairbanks upon completion of the preliminary drawings and dated March 2, 1915.<sup>3</sup> This estimated cost, as are all others, was based on a cubical cost for a fireproof house of \$.30 per cubic foot.<sup>4</sup>

The second payment notice was sent upon completion of plans and specifications and dated May 14, 1915. This statement requested payment for 3/5 of 6% on an estimated cost of \$44,000 plus \$5,000 for a garden bringing the total estimated cost to \$49,000.00 for which Wood's commission came to \$1606.00.<sup>5</sup>

The third notice of payment, dated November 1, 1915, indicating the completion of full-scale details brought Wood's commission to \$2511.75.<sup>6</sup>

On January 14, 1916, a bill was sent to Fairbanks "For restudying and changing drawings of residence...as suggested by client, \$150.00."<sup>7</sup>

The final statement indicating the architect's acceptance of the house from the builder and its subsequent possession by the owner was sent on July 25, 1916.<sup>8</sup> This statement showed the actual cost of the structure<sup>9</sup> and garden to have reached \$57,639.14 bringing Wood's total commission to \$3608.35.<sup>10</sup>

Fairbank's schedule of payments responded closely to Wood's statements: March 3, 1915 - \$420.00; May 18, 1915 - \$1000.00;<sup>11</sup> June 2, 1915 - \$350.00; July 1, 1915 - \$150.00; November 4, 1915 - \$600.00; January 15, 1916 - \$150.00; July 13, 1916 - \$500.00; with final payment being made on July 31, 1916 - \$438.35.<sup>12</sup>

The Fairbanks family traveled throughout the period of construction, not taking up residence in the house until two months after it had been completed,<sup>13</sup> but this did not diminish their interest and concern for their new home. Fairbanks kept up a constant correspondence with Wood during the period of construction, requesting clarification of drawings and specifications,<sup>14</sup> making suggestions,<sup>15</sup> questioning caliber of work,<sup>16</sup> adding and omitting details,<sup>17</sup> chiding Wood to answer his letters,<sup>18</sup> expressing his satisfaction with the design,<sup>19</sup> and his dissatisfaction with the progress of construction.<sup>20</sup>

No formal specifications have been located; however, two letters from architect Morris, list his comments and suggestions pertinent to the original drawings and specifications. Beyond providing an indication of the form and content of Wood's specifications, the letters also shed light on Morris' role in the design process.

The first letter, dated May 3, 1915, is based on his examination of Wood's unfinished drawings. Morris' main concern is with doors, their swing and their locations. In discussion of the "Front and Rear Elevations", his comments center around more aesthetic questions, most of which (reducing the height of window sills, reducing detailing of the Palladian motif of the rear entablature, extending glass farther down the Breakfast Room doors)<sup>21</sup> are changed to comply with his suggestions.<sup>22</sup> His idea for constructing tool houses in the garden, however, was not accepted.

In a succeeding letter,<sup>23</sup> discussing the specifications at length, he assumes a larger role, almost that of advocate.

In an effort to protect the client and insure the use of desired materials and methods, he presses to make the language of the specifications more precise.<sup>24</sup> He makes several suggestions for saving money by substituting materials or reducing "finishings." Few of his comments bear on aesthetics or relate to the design; he seems to focus on efficiency of the building's mechanical parts, i.e. heating and plumbing. [See Attachment #5-4]

Later letters reveal that Morris spent some time obtaining samples of marble and limestone,<sup>25</sup> negotiating with possible sub-contractors,<sup>26</sup> and most importantly, studying the workings of the fireplaces. He was to examine the throat and smoke chamber construction,<sup>27</sup> but no comments, other than an opinion reported by Fairbanks, have been found.<sup>28</sup>

Wood's correspondence with Murray, on his own behalf and as Fairbanks' liaison, shows how closely the architect and his Chief Draftsperson, Irwin Porter, supervised the work. There are letters urging that work be expedited,<sup>29</sup> new schedules be arranged,<sup>30</sup> and expressing dissatisfaction with sub-contractors' work or estimates.<sup>31</sup>

Problems delaying the progress of the house occurred even before the construction began.<sup>32</sup> The townhouse design of the structure necessitated party wall agreements before excavation. The District of Columbia had set a standard assessment to provide legal protection from infringement for property owners of party walls. District regulations provided that compensation be paid to the original owner of the boundary by an adjacent property owner desiring to build to the property line. Based on an unofficial measurement of the east party wall, Fairbanks was to pay his neighbor \$115.00.<sup>33</sup> Mrs. Mary Hill, co-owner with her husband of the neighboring Lot 24 (to the east) cashed the check, thereby legally accepting the compensation and rejected her attorney's suggestion that the rear portion of the wall adjacent to her property be faced with brick to match her residence.<sup>34</sup> Fairbanks' attorney, Joseph Flannery, refers in another letter to a similar agreement being prepared for the west party wall owned by William A. Hill (not related to Mrs. Mary Hill)<sup>35</sup> and this agreement is recorded at the Recorder of Deeds Washington, D.C.<sup>35a</sup>

The opening of bids for the Fairbanks residence was delayed at the request of several contractors from June 15 to June 18.<sup>36</sup> Andrew Murray's low bid was not satisfactorily low and Wood wrote an addendum to the specifications in an attempt to enable Murray to lower the bid. After Murray's revised bid was accepted and the Permit to Excavate was approved, ground was broken on July 15, 1915.

Sometime between then and August 12, substantial rock was encountered during the excavation. This caused further delay and in a letter dated October 1, 1915, Murray requested a five week extension of his contract necessitated by this unforeseen problem. This was unexpected, Murray wrote, in fact, "...the first time in my experience that I have encountered rock in Washington."<sup>37</sup> This situation led to a large financial loss for the excavator, J.J. Sheehan, who, not anticipating any difficulty in the excavation, had failed to make an allowance in his contract for extra expenses.

Another delay was caused when cutting into the concrete floor slabs became necessary because the contractor, Standard Engineering Company, failed to place sleeves for heating and plumbing lines in the concrete while it was being poured. Wood was angered by this and, in an attempt to minimize the problems of cutting, wrote, "I shall require him (the contractor) to drill all floor slabs from the bottom where his pipes go through."<sup>38</sup>

During the summer of 1915, the property to the east of Lot 23, Lot 24, known as 2320 S Street, was purchased by George Myers, owner, also of 2310 S Street. Myers gave Fairbanks difficulty on the issue of the east retaining wall. Fairbanks delayed its construction for Myers,<sup>39</sup> but very soon rescinded his order and instructed Wood to build the wall regardless of Myers' attitude.<sup>40</sup>

The Fairbanks had been relatively undisturbed by these delays, but in November, 1915, they viewed the house and wrote to Wood expressing their deep disappointment in the progress of construction and their strong dissatisfaction with the color of the mortar used in the brick work. The mortar was too dark, they wrote, not the light color they had selected. "The charm of the house, its unusual character, lies in maintaining this tone in conjunction with the blue sandstone (sic)."<sup>41</sup> As late as May of 1916, Porter was still writing to Murray complaining of the "black mortar that will have to be cut out and the bricks repointed up to somewhere near the sample Mr. Wood wished."<sup>42</sup> In early March of 1916, Fairbanks found it necessary to establish a system for adding and deducting items from the building contract. He requested each addition and omission to be identified by number and accounted for upon completion of work and the rendering of a bill.<sup>43</sup> At the same time, he deducted \$1200 for Clinton Wire Cloth material and \$1934 for furnishing closets and cases thereby reducing Murray's contract from \$51,939.24 to \$48,805.00 as of that date.<sup>44</sup> This protected Fairbanks from being charged a commission by Murray or Wood on items which he purchased independently.



Then in April, delays and dissatisfaction became unbearable. Wood ordered Murray to dismiss the plasterer's foreman for failure to take instructions.<sup>45</sup> Fairbanks wrote of the "rancor with which I watch the slow progress made towards completing my S Street house."<sup>46</sup> Citing that he would be seriously inconvenienced if his house were not finished before June 1, he suggested that more men be employed.<sup>47</sup> Finally, on July 15, 1916, four months after the original date contracted for completion, Wood accepted the house as adequately completed by the contractor, Murray. That same day, Fairbanks wrote to Wood of his requirements regarding acceptance of the house, "There are many points I recognize I should be guided by you as to what are acceptable under specifications. But, I understand we undertook to build a first class, high grade house---and if this is the understanding, I submit it should be carried out."<sup>48</sup> He then listed his complaints, including vestibule marble unfinished, elevator inoperative, boilers not in running order. On July 27, 1916, having received Wood's final statement and thereby knowing that the house had been accepted, but without knowing if his complaints had been satisfied, Fairbanks sent Wood his payment, "I take pleasure in sending you my check... In doing so, I also would express Mrs. Fairbanks and my gratification for the consideration shown us during the building of the house, as well as our great satisfaction with your accomplishment."<sup>49</sup>

On July 25, 1916, Murray submitted his final statement totaling \$55,806.49 of which \$1,410.93 was his commission. The statement included a list of 33 additions and 10 omissions from the revised specifications.<sup>50</sup> Checking this list against the plans and correspondence shows there are only three changes that were not mentioned in this statement but were referred to elsewhere: wooden picture molding in all rooms, rather than only on the First Floor;<sup>51</sup> a reduction in the width of the wall between the Butler's Pantry and Drawing Room from 13 inches to 10 inches;<sup>52</sup> and the omission of a glass partition and door shown on the plans for the Second Floor duplicating the existing partition enclosing the Linen Closet.<sup>53</sup> Due to the length of the list of changes it has not been included in the text; it is attached as Supplementary Information. [See Attachment #5-5]

The Fairbanks moved into 2340 S Street in late September after minor repairs, necessitated by the being vacant during the summer months, were made. These repairs included restoring walls damaged by dampness<sup>54</sup> in the Dining Room and Northeast Guest Bedroom and putting the plumbing in working order. Soon after the weather turned cold, continuing problems with the heating system caused a difficult situation, leaving several rooms without heat. This trouble was not corrected as late as January 5, 1917<sup>55</sup> and there is no evidence explaining how the situation was resolved.

There is no documentary information suggesting how or why the structure's basic exterior and interior concepts were selected. Certain elements of the facade suggest a consideration for traditional values and a desire to establish a harmonious design relationship with nearby structures, while the gracious plan of the interior suggests a formal lifestyle suited to the social status known to have been identified with the Fairbanks family.<sup>56</sup>

When the ground was broken to begin construction on the house, six houses stood in its direct vicinity: 2201, 2300, 2301, 2310, 2320 and 2342 S Street, N.W.<sup>57</sup> The lots directly across from 2340 were vacant except for trees, and remained so into the mid-1920's, providing the house with a pleasant view to the north. To the west, Lot 22 (Lot 36) was also vacant though a house, 2201, was situated directly to its west.<sup>58</sup> To the east were several houses, with the house at 2320 adjoining the Fairbanks' property line. This house, now owned by the Textile Museum and used as exhibit space, was built in 1908 and designed by Wood's former firm, Wood, Donn and Deming, as a Victorian adaptation of the Georgian Revival style. Directly to the east but not adjoining 2320, stood the fine Georgian Revival style house at 2310, which is now owned by the Textile Museum serving as its library and administrative offices. Designed by the well-known architect, John Russell Pope and constructed in 1912-13, it is this house that appears to have influenced Wood in his choice for a facade design for the Fairbanks residence. Observing the two facades, it is easy to discern a strong thematic relationship in their designs. The later scheme of the Fairbanks residence is an excellent complement to Pope's skilled arrangement and establishes a symmetrical association between the three adjacent structures. Making use of materials (type of brick, Indiana limestone and style of wrought iron railing) identical to those used by Pope, Wood then employed forms that would reflect those used by Pope. Working in the mode of Robert Adam, Wood echoed the effect of the three bay facade of 2310 with its large central Palladian window and placed three smaller, but substantial Palladian windows set back slightly within decorative limestone arches firmly across the facade, then added a small refined central porch supported by two limestone columns and crowned by a delicate wrought iron parapet similar to the entrance at 2310. Two thin string courses serve as a base for the dominant row of second story windows. This corresponds to the single wide string course beneath the second story windows at 2310. Seen together, the facades form a balanced composition. The archetype for the Fairbanks residence facade as for the Myers residence is Robert Adam's Society of Arts Building in London. Both S Street facades make use of both the spirit of Adam's design as well as the elements, employing the arched Palladian window and variations of Adam's central portico. The facade of the Fairbanks residence is

animated and pleasing; however, designed as it was to be one of a row of townhouses on a city street, it seems to suffer from the lack of an adjacent structure to its west.

The only written reference to the design of the facade is among Morris' comments on Wood's still unfinished drawings.<sup>59</sup> He wrote, "It is suggested that basement and second story window sills be reduced in height not to exceed two courses of brickwork. It is possible that they are now a little heavy in mass."<sup>60</sup> This change was made on the final drawings. Morris made the same suggestion for the rear elevation, as well as remarking, "...it appears that the entablature of the Palladian motif is a little high. I suggest that in detailing this be slightly reduced."<sup>61</sup> This suggestion was also adopted in the final design.

An unattributed colored pencil rendering of a proposed design for the front facade elevation exists.<sup>62</sup> While very similar to the facade as constructed, it shows some variation, notably a lesser degree of balance in the window arrangement.

The interior is based on an "American Basement Plan." This is the placement of reception and service areas on ground level, with social rooms on the floor above.<sup>63</sup> This idea gained popularity in the 1890's over the more commonly recognized English Basement Plan (service area and their separate entrance placed partially below ground with the main entrance leading to the social rooms reached by a set of exterior stairs). Wood used this plan often, and its choice here establishes a formality quite appropriate to the conservative protocol of Washington official society.

As the present plan of 2340 S Street is very similar to the original plans, and as copies of the original plans are extant, the following description of the plans will be concise. The original plans are for a large townhouse structure composed of a Cellar, Basement, First Floor, Second Floor and Third Floor.\* Its scheme is basically symmetrical, however this symmetry is more in the concept of the design than in the actual floor plan layout. Following is a floor-by-floor description of the original plans:

Cellar: The Cellar is to be below ground. It is designed in two sections: the northern section is excavated and holds a Boiler Room, two Coal Bins, a Wine Room, and several undesignated rooms; the southern section is unexcavated, though a portion of it has been designated as crawl space accessible through

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\* The floor designations used on the Plans ( and in this section of the HABS report) do not correspond with the HABS floor designations. See Architectural Description.

a small vent. The Cellar is reached via a Service Stair located on the west side of the structure in the northern section.

**Basement:** The Basement is main entrance level from the street. It is of a center hall plan with a large staircase leading to the First Floor. The main entrance door leads into a small Vestibule which gives access to the Entrance Hall. This Entrance Hall has openings leading on the east to an Office with fireplace, "Trunk Room" and Closet; to the west to a Reception Room and to the south to the main Hall and Stair. The Kitchen, Pantry and Storeroom are located in the southwest corner. They are reached through an anteroom which appears to be designated as an "Ice Room," and is entered near the Reception Room. The "Ice Room" has access to a Lift and a Dumbwaiter placed behind the west wall of the Main Hall. Directly behind the Stair, but accessible only via the service portion of the Basement plan is a second storeroom. In the southeast corner are a Butler's Room, Servant's Hall and adjacent Bath. These rooms are accessible only via the Kitchen, being closed off from the northeast Office. There is an Area flanking the southern facade which is below ground at the Basement level that permits the standard size windows on the southern wall. There are three doors to the exterior from this level: the main (north) Entrance Door, a back Door exiting from the Storeroom at the south wall and a Service Door on the far west side of the front (north) facade.

**First Floor:** The First Floor is reached by a wide center Stair which returns at a halfway landing. A large double hung arched interior window is located at the landing on the south wall. This Stair leads to a large center Hall which opens to the formal entertaining rooms. The plans indicate a Drawing Room to the north (northeast), a Dining Room to the southwest and a Library to the southeast, all with fireplaces. This plan provides large areas for formal occasions while the large Library and a Breakfast Room tucked between the Library and Dining Room allow more private family centers. A double Pantry with access to both the Lift and the Dumbwaiter permit food prepared in the Basement Kitchen to reach the First Floor for serving. The Stair to the Second Floor is placed to the east side of the Hall in a location less prominent than the main Stair and more appropriate to the private nature of the Second Floor sleeping quarters.

**Second Floor:** The Second Floor retains the symmetrical quality of the lower floors. A large rectangular Hall, equal in size to the lower Halls, is the dominant feature. To the north are two Guest Bedrooms, one

in either corner, with a glass partitioned Linen Closet situated directly to the center of the northern room grouping. To the south, a matching glass partition serves as a wall separating the family Bedrooms from the rest of the Floor. To the east is the Child's Room, to the west, the Bedroom for Mr. and Mrs. Fairbanks. Tucked between these two rooms is a small Nurse's Room which opens onto a Sleeping Porch, a cantilevered projection directly above the First Floor Breakfast Room. The Lift opens onto this Floor but opens to the north rather than to the west as it had on the lower floors. The Service Stair, too, continues to this Floor and up to the Third Floor. Five Baths (one for each of the three Bedrooms and two for Mr. and Mrs. Fairbanks' Room) complete the Floor.

Third Floor: This Floor is primarily servants' quarters and a Laundry. Five small rooms flank the southern side of the Floor and a single Bath and large Laundry are situated on the north. As this Floor is smaller than the lower Floors, the roof of the Second Floor juts out at Floor level to the north and south and it can be reached from the Third Floor via a door from a Servant's Room to the south and a door from the Laundry to the north. This parapetted roof area is not designated as to its use.

5. Original Plans and Construction - Footnotes

<sup>1</sup> The Waddy Wood Papers, now part of the Architectural Records Collection of the Smithsonian Institute were located in April, 1975 in storage at the home of Wood's grandson, Kenneth Hadow of Charlottesville, Virginia. The papers were uncovered as a result of an extensive search for material about Wood during the research and development of a special exhibit held at Wilson House, "Preservation in Kalorama: Waddy Bulter Wood". Emily Hotaling Eig and Gray Bryan, III, under the supervision of the Administrative staff of Wilson House, Coordinator of Interpretive Programs and Architectural Historian, Dept. of Properties, NTHP, conducted the research and designed and produced the exhibit. The exhibit ran from May 10, 1975 - July 31, 1975.

<sup>2</sup> Letter: Wood to Fairbanks, February 8, 1915, Wood Papers.

<sup>3</sup> Statement: Wood to Fairbanks, March 2, 1915, Wood Papers.

<sup>4</sup> Ibid.

<sup>5</sup> Statement: Wood to Fairbanks, May 14, 1915, Wood Papers.

<sup>6</sup> Statement: Wood to Fairbanks, November 1, 1915, Wood Papers.

<sup>7</sup> Statement: Wood to Fairbanks, January 14, 1916, Wood Papers. This bill seems to refer to a combination of suggestions by Morris and Fairbanks as approved by Wood in a letter to Fairbanks dated May 14, 1915 (Wood Papers) and Morris to Fairbanks with notes by Wood, May 15, 1915 (Wood Papers)

<sup>8</sup> Letter: Wood to Fairbanks, July 25, 1915, Wood Papers.

<sup>9</sup> In this case, actual cost as handled through architect and contractor excluding \$1200 for Clinton Wire Cloth and \$1934 for closets.

<sup>10</sup> Letter: Wood to Fairbanks, July 25, 1916, Wood Papers.

<sup>11</sup> Letter: Fairbanks to Wood, May 17, 1915, Wood Papers. In this letter Fairbanks decides to pay Wood on account rather than strictly adhering to the original schedule.

<sup>12</sup> Letter: Wood to Fairbanks, July 25, 1916, Wood Papers.

<sup>13</sup> Letter: Wood to Fairbanks, October 20, 1916, Wood Papers. This is the only letter to use the number 2322 to address the Fairbanks residence.

<sup>14</sup> Letter: Fairbanks to Wood, July 7, 1915, Wood Papers.

- 15 Letter: Fairbanks to Wood, August 11, 1915, Wood Papers. This letter includes more than suggestions for the plans..."If San Francisco were nearer Conn. Ave...I would so strongly advise you to raise the cash and see the Exposition."
- 16 Letter: Fairbanks to Wood, June 15, 1915, Wood Papers. "Are you sure the specifications on painting is that called for in first class work?"
- 17 Letter: Fairbanks to Wood, October 14, 1915, Wood Papers. "We have run across a mantle for the drawing room. It pleases us so much---it was a sort of vini, vidi, vici."
- 18 Telegram: Fairbanks to Wood, August 10, 1915, Wood Papers.
- 19 Letter: Fairbanks to Wood, July 27, 1916, Wood Papers.
- 20 Letter: Fairbanks to Wood, April 23, 1916, Wood Papers. "...rancor with which I watch the slow progress made toward completing my S Street house."
- 21 Letter: Morris to Wood, May 3, 1915, Wood Papers.
- 22 The plans show these changes.
- 23 Letter: Morris to Fairbanks, May 15, 1915, Wood Papers.
- 24 Ibid.
- 25 Letter: Morris to Wood, October 27, 1915, Wood Papers.
- 26 Letter: Fairbanks to Wood, September 19, 1915, Wood Papers.
- 27 Letter: Morris to Wood, October 19, 1915, Wood Papers.
- 28 Letter: Fairbanks to Wood, September 19, 1915, Wood Papers.
- 29 Letter: Wood to Murray, June 3, 1916, Wood Papers.
- 30 Letter: Wood to Murray, June 7, 1916, Wood Papers.
- 31 Letter: Wood to Murray, May 20, 1916, Wood Papers.
- 32 Letter: Wood to Murray, February 9, 1916, Wood Papers.
- 33 Letter: Wood to Fairbanks, June 12, 1915, Wood Papers.
- 34 Letter: Joseph Flannery to Wood, July 31, 1915, Wood Papers.
- 35 Ibid.
- 36 Letter: Wood to Fairbanks, June 12, 1915, Wood Papers.
- 37 Letter: Murray to Wood, October 1, 1915, Wood Papers.

- 38 Letter: Wood to Murray, September 25, 1916, Wood Papers.
- 39 Letter: Wood to Fairbanks, September 22, 1915, Wood Papers.
- 40 Letter: Fairbanks to Wood, October 6, 1915, Wood Papers.
- 41 Letter: Fairbanks to Wood, November 25, 1915, Wood Papers.
- 42 Letter: Irwin Porter to Murray, May 16, 1916, Wood Papers.
- 43 Draft of contract, no date, letterhead reads Mount Kisco and written in Fairbanks' hand: Confirmation by Murray, July 26, 1916, Wood Papers.
- 44 Ibid.
- 45 Letter: Wood to Murray, April 4, 1916, Wood Papers.
- 46 Letter: Fairbanks to Wood, April 23, 1916, Wood Papers.
- 47 Ibid.
- 48 Letter: Fairbanks to Wood, July 15, 1916, Wood Papers.
- 49 Letter: Fairbanks to Wood, July 27, 1916, Wood Papers.
- 50 Statement: Murray to Wood to Fairbanks, July 25, 1916, Wood Papers.
- 51 Letter: Fairbanks to Wood, September 19, 1915, Wood Papers.
- 52 Letter: Fairbanks to Wood, November 25, 1915, Wood Papers.
- 53 Letter: Wood to Murray,
- 54 Letter:
- 55 Letter: Murray to Wood, January 5, 1917, Wood Papers.
- 56 Interview: Elizabeth Hale to Tony Wrenn, April 23, 1965, Library, NTHP.
- 57 City Directories, Washingtoniana Division, Martin Luther King Library, D.C. Public Libraries, Washington, D.C.
- 58 All these structures listed are still extant.
- 59 Letter: Morris to Wood, March 5, 1915, Wood Papers.
- 60 Letter: Morris to Wood, May 3, 1915, Wood Papers.
- 61 Ibid.
- 62 Rendering of Proposed Facade for Fairbanks Residence, Papers of Waddy Wood, on loan to the Woodrow Wilson House.



<sup>63</sup> Walter Kidney, The Architecture of Choice: Eclecticism in America, 1890-1930. New York: George Braziller, 1974, fig. 46.

5. Original Plans and Construction - Attachments

- 1 - Statements: Wood to Fairbanks, March 2, 1915, April 25, 1915, May 14, 1915, June 1, 1915, November 1, 1915, January 14, 1916, July 25, 1916, Wood Papers, Architectural Records Collection, Smithsonian Institute, Washington, D.C.
- 2 - Letter: Morris to Wood, May 3, 1915, Wood Papers. Morris' comments on Wood's drawings for the Fairbanks Residence.
- 3 - Letter: Wood to Fairbanks, May 14, 1915, Wood Papers. Comments in early stages of design.
- 4 - Letter: Morris to Fairbanks, May 15, 1915, Wood Papers. Morris' comments on Wood's Specifications for Fairbanks' Residence.
- 5 - Letter: Wood to Fairbanks, July 26, 1916, Wood Papers. Murray's statement upon completion of Fairbanks Residence.
- 6 - Letter: Wood to Murray, September 16, 1916, Wood Papers. Regarding repairs necessary before Fairbanks can take residence.

## 6. Alterations and Additions

In 1917, Mrs. Fairbanks purchased Lot 22 (Lot 36), the property adjoining the west boundary of Lot 23 (Lot 37), apparently with the intention of adding a garage to the house.<sup>1</sup> Wood was consulted about the design, but there is no evidence that he produced a scheme for the addition at that time.<sup>2</sup> On March 30, 1920, D.C. Permit #4961 to Excavate was issued to Henry Fairbanks, listing Andrew Murray as contractor. This permit is stamped "CANCELED" <sup>3</sup> and no excavation is known to have taken place.

On May 7, 1920, D.C. Permit #624 To Repair Retaining Wall was issued to Henry Fairbanks granting permission to erect a retaining wall (four feet high; twelve inches thick) along the south end of the west twenty feet of his property, (this refers to the twenty foot strip of Lot 22 that was apparently subdivided to become part of Lot 23); to erect a seven foot high cyclone fence with a four foot high gate along the south and west sides of the lot; and to build a set of iron steps from the former boundary of the garden to the new boundary twenty feet to the east. No architect is listed; Andrew Murray is named as builder.<sup>4</sup> All building was completed and all but the cyclone fence remain today.

The largest number and most significant changes took place during the Wilson ownership of the property. Waddy Wood, original architect of the structure was commissioned to design the renovations. A letter, dated December 16, 1920, from Charles Klauder, a Philadelphia architect, makes clear the circumstances leading to Wood receiving the commission. Klauder had been working with President and Mrs. Wilson on possible designs for a new residence for the retiring President. When the Wilson's decided to purchase 2340 S Street, the President contacted Klauder in regard to his designing the necessary alterations to their new home. In reply, Klauder wrote, "Yesterday Mr. Bolling informed me by telephone of your purchase of a house." He continued, "Knowing the character of Mr. Wood's

work as I do, I should expect it to be well-planned and of good design. With respect to the changes you contemplate, it is entirely fitting that the Architect who designed the house should have charge of them. Particularly is this so if a garage is to be built, for its style should, manifestly, completely harmonize with that of the house. In case of alteration work, it is desirable to be on the spot."<sup>5</sup>

On December 21, 1920, prior to legal settlement of the property in the Wilson's name, Andrew Murray submitted to Wood an itemized estimate for proposed additions and alterations "in the residence of 2340 S Street, N.W., in accordance with your

sketches and instructions."<sup>5a</sup> While no drawings of these changes have been located, Murray's estimate includes bids for installing an elevator (this was to be installed in the shaft of the trunk lift),<sup>6</sup> making changes in the Library, and remodeling the Basement Servants' Hall into a Billiards Room for a total amount of \$9527.00.<sup>7</sup> [See Attachment #6-1] On January 10, 1921, Murray was contracted to "proceed with the elevator and passageway with entrance on west side...per estimate of December 21, 1920, including the 5% reduction of the Otis people, \$6,405.00 with 10% added which makes the cost \$7,045.50.<sup>8</sup> Further, he was "to proceed with driveway on west side of house, estimate being \$725.00".<sup>9</sup> On January 15, 1921, D.C. Permit #3979 To Repair was issued to the Honorable Woodrow Wilson, "to cut an entrance door on west side and make interior repairs as per plans on file. (n.b. Since destroyed) Construct driveway on west part of lot."<sup>10</sup> Wood was listed as architect with Murray named as contractor. As the Wilson's did not take possession of the house until noon of February 4, 1921, it is assumed that work did not begin any earlier than that day. A successful effort to complete the work by March 4th when the Wilson's would move in necessitated Mrs. Wilson to request the construction crew to work overtime for which she paid overtime salaries.<sup>11</sup>

On February 16, 1921, D.C. Permit #4489 To Install Electric Elevator was issued to Edith B. Wilson. The Contractor was listed as Otis Elevator Company.<sup>12</sup> The elevator was placed in the shaft of the trunk lift and was three feet by three feet in size. It traveled from the Basement level through to the Second Floor. The lower machinery was placed in the Cellar. The upper machinery was installed on the Third Floor and is accessible from a door in the hallway. This area of the shaft may have been extant with the original construction or it may have been a closet with its floor cut open to permit the mechanisms to be placed high enough for the car to travel to the Second Floor. Plaster on the walls of the Third Floor level of the shaft, but not on the lower portions, seems to favor the latter theory.

On February 22, 1921, Murray was instructed to furnish and install "two bookcases to match those now in the Library...for \$224.00."<sup>14</sup> This and the above alterations caused the following changes: Partitions in the Basement Pantry area were removed and Kitchen partitions were moved to allow for the side entrance and hallway. The installation of the elevator necessitated west wall of the Lift shaft be cut through at the Cellar level to allow the machinery to be placed on a concrete slab in the room adjoining the shaft with the cable running through the opening to the shaft. A fireproof door was added to enclose the machinery and protect the house as required in D.C. Fire Regulations.<sup>15</sup> The wall dividing the Butler's Room from the larger Servants' Hall on the Basement level was removed and the area was remodeled as a Billiards Room.

On March 21, 1921, Murray submitted to Mrs. Wilson a bill for \$8,721.26. It listed work by specification and names subcontractors.<sup>16</sup> [See Attachment #6-2] The bill, however, does

not specify any changes to the Servants' Hall and Butler's Room even though physical evidence and Mrs. Wilson's accounts establish these changes.<sup>17</sup>

The extensive closets and built-in storage cabinets in the two family Bedrooms (listed as Mr. and Mrs. Fairbanks' Room and Child's Room in the original plans) do not appear to be original to the house. The following undocumented comment by author Ishbel Ross in her biography of Mrs. Wilson, Power With Grace, would seem to bear this out, "...Edith, always clothes-conscious, had arranged for an unusual amount of closet space."<sup>18</sup> However, as the majority of the closets in the house are known to have been designed by David Lewis, constructed in Portland, Oregon, shipped unassembled to Washington, D.C. and then reconstructed into niches in the house,<sup>19</sup> until further information becomes available, any dating of the closets remains conjectural.

On November 4, 1921, D.C. Permit #3563 To Construct a Private Garage was issued to Woodrow Wilson.<sup>20</sup> Murray is listed as contractor and while no architect is named on the permit, copies of drawings by Wood for a two-story scheme for the garage are extant.<sup>21</sup> Mrs. Wilson requested a simpler design and Wood altered his plan to a one-story garage with tiled and balustraded sun terrace.<sup>22</sup> French doors were cut through the west wall of the Dining Room permitting access to the terrace and garden. No final bill showing the actual cost of the garage has been found; the estimate for the work was \$6,130.00.<sup>23</sup>

On November 7, 1921, Murray was instructed to build a brick wall with entrance gateway from the driveway to the street and a small hood over the new side door.<sup>24</sup> Wood originally designed an even smaller hood than the one constructed but Mrs. Wilson's request for a more substantial covering caused Wood to rework the scheme into that of the existing hood.<sup>25</sup>

The cyclone fence erected by Fairbanks in 1920 was removed sometime after August 30, 1921 and before 1965. A letter that was never mailed requested the manufacturer of the fence to remove it in 1921;<sup>26</sup> instead, a letter thanking the Cyclone Fence Company for rebuilding and painting the fence was sent.<sup>27</sup> Mrs. Wilson did not like the appearance of the fence even after it was repaired and she may have had it removed during the early years of her residence at 2340 S Street.

The heating system of the house was converted from coal to oil fuel around 1930.<sup>28</sup>

On July 21, 1941, D.C. Permit #245780 To Repair was issued to Mrs. Woodrow Wilson to cover part of the garage roof with tin, add eight wooden columns and add screens. Eric A. Bruce was listed as architect,<sup>29</sup> with R.W. Bolling of 2128 Florida Avenue, N.W., Washington, D.C. (Mrs. Wilson's brother), named as contractor.<sup>30</sup>

According to author Ishbel Ross, in 1954, an explosion took place in the furnace destroying a portion of the Basement level walls in the area of the Trunk Room.<sup>31</sup> Ms. Ross does not document this statement, however, the damage and its repair may be a cause for the discrepancy between the original plans for the hallway at the entrance to the office and the construction believed to be original.

On May 18, 1962, Mr. H.E. Yeide of the Potomac Electric Power Company advised the National Trust that it would be necessary to discontinue furnishing 550 volt direct current service to the property on August 15, 1963. The reasons stated in the letter included reference to the fact that the D.C. Transit System, Inc. had discontinued the operation of streetcars on January 28, 1962. As the 550 volt direct current had been supplied primarily for this purpose, it became impractical to continue such service after that time and PEPCO planned to substitute alternation current. Mr. Yeide noted:

Most of the remaining users of direct current service are using it for the operation of elevators. But, you should be advised that there are an insufficient number of companies installing and servicing elevators...to handle the number of...changes...unless the... users arrange for the required changes promptly...

It is possible that this provided the occasion for discontinuing power to the elevator at Wilson House altogether.

In 1964, one year after the Woodrow Wilson House began operation as an Historic House Museum, the National Trust for Historic Preservation was notified by the Zoning and Occupancy Branch of the D.C. Department of Licenses and Operations of plumbing violations.

This resulted in the closing of plumbing lines to the Servants' Bath on the Basement level and to those bathrooms in the two south Bedrooms. As well, the fixtures were detached.<sup>32</sup>

In 1971, the National Trust cut a doorway through the Basement Servants' Bath to the Trunk Room allowing a passageway between the Billiards Room and the Trunk Room. The Billiards Room and Trunk Room were redecorated to function as public space: an exhibit hall and gift shop, respectively. This is the most significant alteration engaged in by the National Trust. Only repairs made necessary by zoning regulations were undertaken at the time of their obtaining ownership and opening the house as a public museum.<sup>33</sup>

6. Alterations and Additions - Footnotes

<sup>1</sup> Letter: Wood to Fairbanks, March 14, 1918, Wood Papers.

<sup>2</sup> Ibid.

<sup>3</sup> D.C. Building Permit #4961, March 30, 1920, D.C. Building Permits, National Archives, Washington, D.C.

<sup>4</sup> D.C. Building Permit #624, May 7, 1920, D.C. Building Permits, National Archives, Washington, D.C.

<sup>5</sup> Letter: Klauder to Woodrow Wilson, December 18, 1920, Woodrow Wilson Papers: Series 2.

<sup>5a</sup> Letter: Murray to Wood, December 21, 1920, Wood Papers. It was with amazing speed that the arrangements were made for these alterations. The down payment on the house was made on December 15th, Wilson's letter to Klauder on the 16th requests his aid in handling the alterations, Klauder's reply suggesting Wood as the architect to take on the job was dated the 18th and somehow by the 21st, Wood had made sketches, had them approved by the Wilson's and Murray was able to submit a bid on the 21st.

<sup>6</sup> Edith Bolling Wilson, My Memoirs, New York: Bobbs and Merrill, 1938, p. 319.

<sup>7</sup> Letter: Murray to Wood, December 21, 1920, Wood Papers.

<sup>8</sup> Letter: Wood to Murray, January 10, 1921, Wood Papers.

<sup>9</sup> Ibid.

<sup>10</sup> D.C. Building Permit #3979, January 15, 1921, D.C. Building Permits, National Archives, Washington, D.C.

<sup>11</sup> Letter: Wood to Murray, February 24, 1921, Wood Papers.

<sup>12</sup> D.C. Building Permit #4489, February 16, 1921, D.C. Building Permits, National Archives, Washington, D.C.

<sup>13</sup> Ibid.

<sup>14</sup> Letter: Wood to Murray, February 22, 1921, Wood Papers.

<sup>15</sup> D.C. Building Permit #4489, Ibid.

<sup>16</sup> Statement: Murray to Wilson, March 31, 1921, Wood Papers.

<sup>17</sup> Edith Wilson, Ibid.

<sup>18</sup> Ishbel Ross, Power With Grace, New York: G.P. Putnam, 1975, p. 236.

<sup>19</sup> Letter: Lewis to Fairbanks, September 25, 1915, Wood Papers.

- 20 D.C. Building Permit #3563, November 4, 1921, D.C. Building Permits, National Archives, Washington, D.C.
- 21 These drawings are included with the drawings for the original construction and are on file in the Office of the Historical Architect, National Trust for Historic Preservation, Washington, D.C.
- 22 Letter: Wood to Murray, November 1, 1921, Wood Papers.
- 23 Letter: Wood to Murray, November 1, 1921, Wood Papers.
- 24 Letter: Wood to Murray, November 7, 1921, Wood Papers.
- 25 Letter: Wood to Wilson, December 7, 1921, Wood Papers.
- 26 Letter (not sent): J. Randolph Bolling, for Woodrow Wilson to Cyclone Fence Company, August 31, 1921, Woodrow Wilson Papers, Library of Congress, Presidential Papers, Manuscript Division, Washington, D.C.
- 27 Letter: J. Randolph Bolling to Cyclone Fence Company, September 1, 1921, Woodrow Wilson Papers.
- 28 Memo: F.M. Brotherhood to Frederick L. Rath, Jr., March 23, 1954, National Trust for Historic Preservation, in Woodrow Wilson House Files, Library, National Trust for Historic Preservation, Washington, D.C.
- 29 While an Eric Bruce is listed in the 1941 Polk City Directory, he is listed as vice-president of a manufacturing firm. There is no listing for an architect by that name during that immediate period, 1940-42.
- 30 D.C. Building Permit #245780, July 21, 1941, D.C. Building Permit Collection, National Archives, Washington, D.C.
- 31 Ross, Ibid., p. 338.
- 32 Letter: Robert Stewart, Director of Properties, National Trust for Historic Preservation to Mr. N.B. Lewis, Zoning and Occupancy Branch, Government of the District of Columbia, Dept. of Licenses and Inspections, Washington, D.C., January 28, 1964, in Woodrow Wilson House Files, Library, NTHP.
- 33 Letter: Helen Duprey Bullock, NTHP to Mr. Scott E. Webber THE JOURNAL NEWS, June 4, 1964, in Woodrow Wilson House Files, Library, National Trust for Historic Preservation, Washington, D.C. Mrs. Bullock stated: "The only changes that have been made in the house have been those that are required of the District of Columbia in connection with the house opening."

6. Alterations and Additions - Attachments

1 - Letter: Andrew Murray to Wood, December 21, 1920, Estimating costs of changes to 2340 S Street proposed by the Wilsons.

2 - Statement: Andrew Murray to Mrs. Wilson, March 31, 1921, for charges relating to installing the elevator, new entrance and drive, making alterations and repairs at Residence, 2340 S. Street, N.W.



## 7. Historical Events and Personages

Henry Parker Fairbanks and his wife, Francis Lewis Fairbanks, were the first owners of Lot 37 to make an improvement on the property.<sup>1</sup> Fairbanks was born in Boston in 1871, a son of Charles F. and Julia Emily Missroon Fairbanks. He graduated from Harvard University in 1894, became a director of the Bigelow Carpet Company and in 1918-19, during his residence at 2340 S Street, was Chief of the Federal Bureau of Enemy Trade. He married Francis Lewis of Portland, Oregon at the age of forty and had one child, Elizabeth (Mrs. Richard W. Hale of Chestnut Hill, Massachusetts).<sup>2</sup> Fairbanks came to Washington in 1914 because of poor health, specifically to be under the care of Dr. Charles Richardson.<sup>3</sup> He died in 1946 at the age of 75.<sup>4</sup>

The house now known as the Woodrow Wilson House was designed and built for the Fairbanks in 1915-16. They were a wealthy family and this house was but one of several residences they maintained.<sup>5</sup> Fairly soon after taking residence in Washington at 1229 Nineteenth Street, N.W. in 1914, Fairbanks commissioned Waddy Wood to design a "first class, high grade house"<sup>6</sup> for his small family. They moved into the completed house in September of 1916, one and a half years after commissioning the architect. Information about the early years of the house is extremely limited. Elizabeth Fairbanks Hale remembers being told that Oliver Wendell Holmes had been a dinner guest in the house and that as her father's hobby was horticulture, the gardens had been carefully tended.<sup>7</sup>

In 1920, Fairbanks was approached by neighbor and real estate broker, Randall Hagner, on the subject of selling 2340 S Street to President and Mrs. Wilson. Fairbanks had just retired from his position on the Bureau of Enemy Trade and, according to his daughter (who was ten at the time, "was actually rather disapproving of American education in those days."<sup>8</sup> and may have used the unexpected possibility of selling the house as a good excuse for taking his family to Europe that his daughter might be educated there.

Mrs. Hale recalled Mrs. Wilson negotiating at great lengths with Francis Fairbanks over the house, but her memories of the period are few. After the sale, the family moved around the corner to 2131 R Street, N.W., a house owned by Mrs. Fairbanks and recently vacated by, then, Assistant Secretary of the Navy and defeated Democratic Vice-Presidential candidate, Franklin Delano Roosevelt.<sup>9</sup>

The Wilson's had originally hoped to build a new house. Discarding thoughts of other cities, they considered several pieces of land in the Washington area including a site on Conduit Road overlooking the Potomac River.<sup>10</sup> Charles Klauder, a prominent Philadelphia architect, was commissioned by the President to undertake the problem of designing a suitable residence for his retirement.<sup>11</sup> Various barriers, especially the realization that they had insufficient funds, caused them to turn their attention to homes in the District of Columbia. One property, located on 26 acres opposite the Bureau of Standards,<sup>12</sup> was quite satisfactory, but was rejected by the President in consideration of the future needs of the Bureau to expand onto the residential land.<sup>13</sup>

Mrs. Wilson continued to conduct the search which ended in the neighborhood known as Kalorama. "One of these mornings<sup>14</sup> I came to S Street to see two houses in the 2300 block - one of which was later bought and occupied by Mr. Herbert Hoover.<sup>15</sup> Neither met our needs. I was about to get into the car, feeling more time had been wasted, when the agent who was showing the properties<sup>16</sup> asked if I would go across the street to see another.

"The owner, Mr. Q., had just extended an invitation, saying that if his house suited us he would sell. I found an unpretentious, comfortable, dignified house, fitted to the needs of a gentleman's home." <sup>17</sup>

Apprehensive of Mr. Fairbanks changing his mind about the availability of the house for sale, and afraid of another disappointment, Mrs. Wilson did not view the entire house.<sup>18</sup> She returned to the White House and informed the President of her experience. Without her knowledge he took over the negotiations through her brother, R. Wilmer Bolling.<sup>19</sup> In her autobiography, My Memoirs, Mrs. Wilson noted December 14th as the date the President surprised her with the deed for the property, offering it as a gift to make up for his refusal to purchase the site opposite the Bureau of Standards.<sup>20</sup>

Not having properly inspected the house, Mrs. Wilson panicked, "Then the horrible thought came that...there would be things we would not like."<sup>21</sup> On December 15th, she and the President formally viewed the house. It was at this time Wilson presented her "with a small piece of sod...and with the key to one of the doors...an old Scottish custom."<sup>22</sup> Mrs. Hale remembers this day well and tells of hiding beneath a guest room bed in order to see the President without being seen.

The above accounts relating to the purchase of the house appear to be somewhat inconsistent with other information. The decision to purchase was made and a deposit of \$5,000 was made on an offer of \$150,000 for the property on December 15th. In a letter dated December 16th, Wilson wrote

to architect Charles Klauder, "We have settled on a house at last, not the Wyoming Avenue house, but on S Street which we think you will agree is much superior, and we may impose still further on your good nature and ask you to come down and advise us with regard to one or two matters that have to be attended to in connection with its prospective use." <sup>23</sup> On the 17th, the White House officially announced Wilson's intention to purchase 2340 S Street making him the first (and only) President to choose Washington, D.C. as his permanent home. Possession was to take place on or before February 15, 1924. <sup>24</sup> The date of the deed is January 31, 1921 and it was recorded on February 3, 1921. <sup>25</sup>

The price paid for the house was \$150,000, paid in cash. <sup>26</sup> This was an unusually high price for that period and the amount may well have been the determining factor in Fairbanks' decision to sell. The President purchased the house with the aid of "ten loyal friends." <sup>27</sup> Each contributed \$10,000. Six of the ten have been identified: Jesse Jones, Cleveland Dodge, Thomas D. Jones, C.H. McCormick, Charles Crane and Bernard Baruch. <sup>28</sup>

The Wilson's gained possession of the house at exactly noon on February 4, 1921. <sup>29</sup> A considerable number of alterations had been contracted for and were completed by March 4th, the last day of Wilson's term of office, just 28 days later. Waddy Wood, the original architect was commissioned to design the additions and alterations. Suggested for the commission by Charles Klauder, Wood may have been known to Wilson for the architect had been a member of both Wilson's Inaugural Committees and had designed both of Presidential Inaugural stands. In addition, Wood had received much attention during World War I for his contribution of the design and planning for sixty acres of temporary government war offices that were built on the Mall in Washington, D.C.

Directly from the March 4th Inauguration of Warren G. Harding, Woodrow Wilson and his wife, Edith Bolling Galt Wilson, were driven from the White House to their new home where over 2,000 admirers awaited his arrival. Wilson, the 28th President of the United States, spent his last years at 2340 S Street, dying in his bed on February 3, 1924. During his life there he suffered from the effects of an earlier stroke and was a semi-invalid, rarely appearing in public, and seeing only one visitor per day. These visitors, while also personal friends of the war President, were usually of great international and political importance, and included Clemenceau, Lloyd George, Bernard Baruch, Franklin Delano Roosevelt, Margot Asquith, Andrew Mellon, and Joseph Tumulty. Each year on Armistice Day, Wilson would make one of his rare public appearances, stepping out from his house to address the crowds that so often congregated around the property.

On the eve of Armistice Day, November 10, 1923, Wilson made his first and only radio speech from the house. The house was wired for the broadcast that day and a replica of the microphone he used is on display in the Library in the same position it had been in that night. When reports of Wilson's imminent death reached the public, crowds gathered keeping vigil, most waiting on their knees in prayer until Wilson's physician, Admiral Cary T. Grayson, announced the President's death at 11:15 the morning of February 3rd. Wilson was given a small private funeral in the Drawing Room, as was his wish, and then his body was borne to burial on February 6th in the Cathedral of St. Peter and Paul at Mount St. Albans of the National Cathedral.

After the President's death, Mrs. Wilson continued to live in the house with her brother, Randolph Bolling, and several servants. On August 5, 1925, the Washington Evening Star reported that there was a distinct possibility that the house was to become a shrine to Wilson's memory. Friends of Mrs. Wilson had revealed that, "Mrs. Wilson had seriously considered turning the deed to the property over to the Woodrow Wilson Foundation." 31 The article went on to state that it was known that Mrs. Wilson had been looking over several houses in Cleveland Park for a possible residence. Nothing of this was ever publicly confirmed.

Around this time the Woodrow Wilson Birthplace Memorial Committee had been formed and in November of 1925, Waddy Wood wrote to Mrs. Wilson asking her to recommend him as the architect for a proposed Wilson Memorial sponsored by the Birthplace Committee. 23 She replied in a cordial note that she had not been consulted about any such project and felt it inappropriate for her to recommend any should she be asked. 33

On January 18, 1926, Bernard Baruch purchased Lot 36 of Square 2517 from Edward and Ellen Driz. The purchase of this property which adjoined the Wilson holdings has often been cited as taking place at an earlier date, one to coincide with the Wilson's purchase of Lot 37, for the purpose of providing a buffer zone giving protection from any structure being built directly next to the Wilson residence. 34 While the reason for Baruch's purchase appears to be to provide such protection, no absolute documentation to that effect has been found.

According to a letter from Mrs. Wilson to Baruch, dated March 26, 1929, she was approached by a Mr. Morgenthau 35 about the possibility of allowing the Woodrow Wilson Foundation to purchase the house for its headquarters,

"but for me to continue to live in it---  
as long as I like---as custodian or some

such thing. In order to establish this as such, his idea was the house must be open on some wide intervals to the public---either by card or some other restriction. I told him that part would be intolerable to me, for it would rob a home of its most sacred element---that of privacy. So he then asked if I objected to his talking the matter over with you, and I told him I would welcome his doing so. I am sure he has only the finest motives in this, and out of it might come something we have all hoped for---namely, a permanent and dignified memorial; and of course, I will do everything I can to further such an end. But it will need more thought to accomplish." 36

No reply by Baruch has been found. The plan was not put into effect and twenty-five years passed before Mrs. Wilson was to realize her dreams for a memorial to her husband in Washington.

In early 1954, Mrs. Wilson and the National Trust for Historic Preservation in the United States began negotiations for the house to become a property of the National Trust, to be opened to the public as a house museum commemorating her husband's life. A report dated March 23, 1954, described the house and maintenance conditions at that time,

"I believe the house at 2340 S Street is in excellent condition and that no immediate maintenance need be incurred, except that connected with cleaning up and arranging quarters for the custodial personnel. The District of Columbia assessment on the property is \$30,000 on the ground and \$70,800 on the improvements. On this basis the house may be assumed to be well worth \$150,000." 37

On April 8, 1954, the Committee on Standards and Surveys of the National Trust unanimously adopted a resolution recommending "the acceptance of the property to the Executive Committee contingent upon securing the necessary funds in the form of endowment or assured annual income to guarantee its proper maintenance and operation." 38 On May 13, 1954, David Finley, Chairman of the Board of Trustees of the National Trust and Wilson family friend, 39 officially informed Mrs. Wilson of the Committee's resolution. Then, on August 13, 1954, Mrs. Wilson and the National Trust signed an indenture creating a

"trust, including a permanent endowment fund,

for the purpose of establishing and maintaining in perpetuity as a memorial in honor of the memory of her late husband, the Honorable Woodrow Wilson, a past President of the United States of America, the house at 2340 S Street, N.W., in the City of Washington, in which he lived and died..."<sup>40</sup>

The National Trust accepted from Mrs. Wilson, Lot 37 in Block 12 Square 2517, together with all her personal property on said premises, unless otherwise disposed of by her Last Will and Testament and an endowment fund of \$250,000 in securities to maintain the property. Mrs. Wilson was to be permitted to occupy the house until her death free of charge. The house was to be maintained in perpetuity as a memorial; the fund was to be held, managed, invested and reinvested in order to provide Mrs. Wilson with an income until her death, at which time the income would be put toward operating expenses for the property. \$25,000 of the fund was permitted to be spent on improving the property. The house and the room in which the President died were not to be altered in any way that would change the architecture and the President's room was not to undergo any internal changes.<sup>41</sup> See attachment #3-3 On July 25, 1957, Mrs. Wilson signed a Codicil to her Last Will and Testament granting all of her "household furniture, including rugs, pictures other than of myself, books other than the Family Bible, lamps and bronzes to the National Trust for Historic Preservation."<sup>42</sup>

On August 28, 1954, David Finley made the official announcement that Mrs. Wilson had presented Wilson House and all its contents in a deed of gift,<sup>43</sup> and that the house would be opened as a memorial to her husband upon her death.

On December 23, 1961, Edith Bolling Wilson died and the house became the possession of the National Trust. In order to ready the house for opening to the public, a minimum of repairs and alterations were made to comply with the District of Columbia Building Codes.<sup>44</sup> On May 21, 1963, the Board of Zoning Adjustment, after a public hearing held May 15, 1963, granted the National Trust an appeal for a variance from the use provisions of the R-I-B District to permit a non-profit organization to operate at 2340 S Street.<sup>45</sup> Then, on Monday, October 5, 1963, during the Annual Meeting of the National Trust, the house was opened to the public as an historic house museum.

Designated as a National Historic Landmark in May of 1964, the official presentation of the plaque was made at Wilson House by Mrs. Lyndon Johnson. This ceremony marked the opening of the 1964 American Landmarks Celebration, sponsored by the National Trust and a part of UNESCO's International Monuments Year.<sup>46</sup>

On August 21, 1964, Public Law 88-470, 88th Congress, H.R. 9975 exempted "Lots Number 36 and 37 in Square 2517, known as Woodrow Wilson House, from all taxation, so long as it remained in use for carrying on the purposes and activities of the National Trust." <sup>47</sup> The bill was sponsored in the House of Representatives by the Honorable John L. McMillan of South Carolina (6th District) and in the Senate by the Honorable Thomas J. McIntyre of New Hampshire and the Honorable Alan Bible of Nevada.

The house remains in operation today as an historic house museum and assumes, as well, the responsibilities of a community preservation center <sup>48</sup> maintained and operated by the National Trust.

7. Historical Events and Personages - Footnotes

- 1 The Fairbanks built a residence, July 15, 1915-July 15, 1916 and built up the steep rear grade into a formal garden.
- 2 Interview: Elizabeth Fairbanks Hale to Tony Wrenn, April 23, 1965. Woodrow Wilson House: Research, Library, NTHP.
- 3 Ibid.
- 4 Obituary, New York Times, January 26, 1946, P. 13:2.
- 5 Letter heads on stationary show residences in Mount Kisco, New York, New Hampshire and 1229 Nineteenth Street, N.W., Washington, D.C. The obituary in the New York Times for Fairbanks lists homes in both Washington, D.C. and Paris. (The City Directory does not list a Henry Fairbanks after 1923.
- 6 Letter: Fairbanks to Wood, July 15, 1916, Wood Papers.
- 7 Interview: Hale to Wrenn, Ibid.
- 8 Ibid.
- 9 Mrs. Fairbanks owned the house at 2131 R Street, N.W. occupied in 1920 by Franklin Delano Roosevelt. When Roosevelt was defeated for Vice-President on the 1920 Democratic ticket, and his appointed position of Assistant Secretary of the Navy due to expire with the onset of a new and Republican administration, he was probably eager to leave Washington and his rented quarters on R Street. As Wilson was not to take possession of 2340 S Street until February this was perfectly timed to coincide with Roosevelt's move. The Fairbanks then moved temporarily to 2131 R Street, to allow their ten-year old daughter to complete the school year at Holton Arms School on S Street, traveling to Canada that summer before leaving for Europe the following fall.
- 10 Wilson, Ibid., p. 310.
- 11 Wilson and Charles Klauder corresponded about plans for the President's retirement home from October 29, 1920 through February 6, 1921. Woodrow Wilson Papers: Series 2.
- 12 The Bureau of Standards was located on the present site of the Washington Technical Institute, bordered by Connecticut Avenue to the east, Reno Road to the west, Idaho Avenue to the north and Tilden Street to the south. Unable to expand in the city, they moved their offices to Gaithersburg, Maryland in 1966.
- 13 Wilson, Ibid., p. 312. Wilson's fear proved unfounded as the Bureau of Standards never expanded into the surrounding land.
- 14 The actual date that Mrs. Wilson first viewed 2340 S Street has not been adequately documented. Gene Smith in When the Cheering Stopped reports the date as December 14th, p. 174, but this seems unlikely as a down payment was made on December 15th.



- 15 2301 S Street, N.W.
- 16 Arthur Browne of Randall Hagner REaltors was the agent according to an article on the sale in The Evening Star, December 17, 1920.
- 17 Wilson, Ibid., pp. 311-12.
- 18 Wilson, Ibid., p. 313.
- 19 Evening Star, December 17, 1920.
- 20 Wilson, Ibid., p. 312.
- 21 Ibid.
- 22 Ibid., p. 313.
- 23 Letter: Woodrow Wilson to Klauder, December 16, 1920, Woodrow Wilson Papers, Series 2.
- 24 Evening Star, December 17, 1920.
- 25 Deed between Frances L. Fairbanks and Edith Bolling Wilson, Office of the Recorder of Deeds, District of Columbia, Liber 4467, Folio 416.
- 26 Receipt for downpayment of \$5,000 for 2340 S Street, states the property to be "sold for \$150,000.00 on the following terms: all cash." Randall H. Hagner and Company, 1207 Connecticut Avenue, Washington, D.C.
- 27 Arthur Walworth, Woodrow Wilson, p. 411.
- 28 Gene Smith, When the Cheering Stopped. New York: William Morrow and Co., 1964, p. 295 (note to page 174)
- 29 Wilson, Ibid. p. 314. Mrs. Wilson claimed that Mr. Fairbanks stood at the front entrance to the house, watch in hand, forbidding the Wilson's to move their belongings into the empty house until the appointed hour, noon, of their possession.
- 30 Letter: Klauder to Woodrow Wilson, December 18, 1920, Woodrow Wilson Papers: Series 2.
- 31 Evening Star, August 5, 1925, "Mrs. Wilson May Make Shrine of War President's Residence."
- 32 Letter: Wood to Edith Wilson, November 3, 1925, Edith Bolling Wilson Papers, Manuscript Division, Library of Congress, Washington, D.C.
- 33 Letter: Edith Wilson to Wood, November 12, 1925, Edith Wilson Papers.

- 34 Deed from Edward and Ellen Kriz to Bernard Baruch, Office of the Recorder of Deeds, Washington, D.C., Liber Folio
- 35 Smith, Ibid. p.
- 36 Probably Henry Morgenthau, later to become Secretary of the Treasury.
- 37 Letter: Edith Wilson to Bernard Baruch, January 13, 1926, Edith Wilson Papers.
- 38 Memorandum: F.M. Brotherhood to Frederick Rath, Jr., National Trust for Historic Preservation, Woodrow Wilson House Files, Library, NTHP.
- 39 Report: Executive Committee Meeting, Committee on Standards and Surveys, National Trust for Historic Preservation, April 8, 1954. Woodrow Wilson House Files, Library, NTHP.
- 40 Letter: David Finley to Edith Wilson, May 13, 1954, Edith Wilson Papers.
- 41 Indenture: Edith Wilson to the National Trust for Historic Preservation in the United States, Office of the Recorder of Deeds, District of Columbia, Liber , Folio
- 42 Ibid.
- 43 Codicil to Last Will and Testament, Office of the Recorder of Wills, Washington, D.C.
- 44 Washington Evening Star, August 29, 1954, "National Trust Gets Wilson Home."
- 45 Letter: Helen Duprey Bullock, NTHP to Mr. Scott E. Webber, THE JOURNAL NEWS, June 4, 1964, in Woodrow Wilson House Files, Library, National Trust for Historic Preservation, Washington, D.C.
- 46 Letter: Board of Zoning Adjustment, Government of the District of Columbia to National Trust for Historic Preservation in care of William Stanley, Jr., Covington and Burling, May 22, 1963.
- 47 "Wilson House Gets Historic Status," in New York Times, August 2, 1964.
- 48 Public Law 88-470, 88th Congress, HR 9975.
- 49 In April of 1975, the National Trust adopted a policy redefining the concept of their historic house museums to that of community preservation centers. Preservation News, April, 1976.

7. Historic Events and Personages - Attachments

- 1 - Receipt of downpayment: Signed by Edith Bolling Wilson and Frances L. Fairbanks. Files, Woodrow Wilson House, Library, NTHP, Washington, D.C.
- 2 - Statement of Account for Settlement of 2340 S Street, N.W. Files, Woodrow Wilson House, Library, NTHP, Washington, D.C.
- 3 - Codicil to Last Will and Testament of Edith Bolling Wilson, Files, Woodrow Wilson House, Library, NTHP, Washington, D.C.
- 4 - National Survey of Historic Sites and Buildings/ National Park Service, U.S. Department of the Interior. Nomination Form, 1964.
- 5 - Letter: Board of Zoning Adjustment, D.C. to NTHP, May 22, 1963, Files, Woodrow Wilson House, Library, NTHP, Washington, D.C.
- 6 - Certificate of Occupancy, Files, Woodrow Wilson House, Library NTHP, Washington, D.C.
- 7 - Materials enacting Tax Exemption status to Wilson House: H.R. 9975, Report 1573. Files, Woodrow Wilson House, Library, NTHP, Washington, D.C.

B. Sources of Information:

1. Primary and Unpublished Sources:

A. Plans: Copies of the extant drawings of the original plans, elevations, and details of the Woodrow Wilson House are on file with the National Trust for Historic Preservation in the United States, Office of the Historical Architect, 740-48 Jackson Place, N.W., Washington, D.C.

The original drawings were destroyed after architect Wood's death in 1944 due to lack of suitable storage space. (Letter: Lindsay Hadow to Robert Stewart, NTHP, April 6, 1963, Woodrow Wilson House Files, Library, NTHP)

B. Deed Books: Office of the Recorder of Deeds, Sixth and D Streets, N.W., Washington, DC

C. Plats: Office of the Surveyor, 614 H Street, N.W., Washington, D.C.

D. Building Permits: 1915-1949, National Archives, Record Group 351 (17 February, 1877 - September 7, 1949), Washington, D.C. 1949 - Present, Central Files Division, Business License Division: Permits, District of Columbia Government, 614 H Street, N.W., Washington, D.C.

The following District of Columbia Building Permits were issued in conjunction with the original construction and subsequent additions and alterations of the Woodrow Wilson House (Henry Parker Fairbanks House), 2340 S Street, N.W. (Lot 37, Square 2517, formerly Lots 13 and 23, Block 12):

Construction:       #198, July 13, 1915  
                      #294, July 20, 1915  
                      #501, August 2, 1915  
                      #502, August 2, 1915  
                      #880, August 24, 1915  
                      #2231, November 9, 1915  
                      #3394, February 9, 1915

Alterations and Additions:

                      #4961, March 20, 1920  
                      #6274, May 7, 1920  
                      #3979, January 15, 1921  
                      #4489, February 16, 1921  
                      #3563, November 4, 1921  
                      #245780, July 21, 1941  
                      #22950, October 10, 1941  
                      #A-B216471, September 2, 1971  
                      #B-331787, December 5, 1973

E. Wills and Chattel Reports: Office of the Register of Wills, District of Columbia, 451 Indiana Avenue, N.W., Washington, D.C.

F. City Directories: District of Columbia Public Library, Martin Luther King Branch, Washingtoniana Division, 901 G Street, N.W., Washington, D.C.

G. National Survey of Historic Sites and Buildings Register Nomination form, National Park Service, Department of the Interior, United States Government; January 16, 1964, Woodrow Wilson House.

H. Interviews: Tony P. Wrenn interviewing Elizabeth Fairbanks Hale (Mrs. Richard W. Hale), April 23, 1965; Transcript of Oral Interview on file, Woodrow Wilson House: Research, Library, NTHP.

Tony P. Wrenn interviewing Mrs. Lois Hazell, April 6, 1965: Transcript of Oral Interview on file, Woodrow Wilson House: Research, Library, NTHP.

Emily Hotaling Eig and Gray Bryan interviewing Virginia Wood Riggs (Mrs. B. Reath Riggs), April 23, 1975: Notes on file in the Office of the Architectural Historian, NTHP, Washington, D.C.

Emily Hotaling Eig and Gray Bryan interviewing Lindsay Wood Hadow (Lady Hadow), April 21, 1975: Notes on file in the Office of the Architectural Historian, NTHP, Washington, D.C.

Emily Hotaling Eig and Gray Bryan interviewing Kenneth Hadow, April 21, 1975: Notes on file in the Office of the Architectural Historian, NTHP, Washington, D.C.

Emily Hotaling Eig interviewing Thomas McKnew, May 25, 1975: Notes on file in the Office of the Architectural Historian, NTHP, Washington, D.C.

Emily Hotaling Eig, Gray Bryan and Thomas Slade interviewing Leon Chatelain, Jr., April 15, 1975: Tape Cassette on file in the Office of the Architectural Historian, NTHP, Washington, D.C.

I. Unpublished Paper: Bostelman, Claire Sessford-Kruz, Mount Vernon College, May 1971, "The Woodrow Wilson House 'S' Street Kitchen," on file at the Woodrow Wilson House, 2340 S Street, N.W., Washington, D.C.

J. Correspondence: Papers of Waddy Butler Wood, Architectural Records Collection, Office of the Curator of Smithsonian Buildings, Smithsonian Institution, Washington, D.C. This collection is catalogued in two sections: Structures and Miscellaneous Correspondence. The material referred to in this report can be found filed under Henry P. Fairbanks Residence and Woodrow Wilson Residence (Remodeling).

Woodrow Wilson Papers, Presidential Papers, Manuscript Division, Library of Congress, Washington, D.C. Series 2: Family and General Correspondence.

Edith Bolling Galt Wilson Papers, Manuscript Division, Library of Congress, Washington, D.C. Folders: 9-Bernard Baruch (1919-1961), 16-David Finley (1934-60), 35-Wilson, S Street House.

K. Files: Woodrow Wilson House, Library; NTHP, Washington, D.C.

L. Old Views: Audiovisual Department, NTHP, Washington, D.C., maintains an extensive collection of photographs of the Wilson House.

M. Sources Not Yet Investigated:

1. Real Estate Maps of Washington: Martin Luther King Branch, Washingtoniana Div., D.C. Public Library: G.M. Hopkins (1887: Revised 1892-4); Sanborn Insurance Maps, 2 Vols. (1903); Baist Real Estate Atlas, Vol. 4, (1903-68), published in various years.
2. Tax Books: National Archives, Record Group 351, (1838-1879); Martin Luther King Branch, Washingtoniana Division, D.C. Public Library, (1886-1973).
3. Fairbanks Family Papers: Library, NTHP, Washington, D.C. (Could not be located)
4. Woodrow Wilson Papers: Series 8 - Financial Material (1864-1927) - Account Books, Misc. Financial Letters, Insurance Policies, Bills and Receipts, Taxes, Checkbook Stubs, Cancelled Checks: Series 1 - Diaries; Series 2 - Family and General Correspondence: Correspondence pertaining to the house other than with Waddy Wood, Andrew Murray, and Charles Klauder. Library of Congress, Washington, D.C.
5. Bernard Baruch Papers, Firestone Library, Princeton University, Princeton, New Jersey.

2. Secondary and Published Sources:

A. Books: Hatch, Alden. Edith Bolling Wilson: First Lady Extraordinary, New York: Dodd, Mead and Co., 1961.

Kidney, Walter C. The Architecture of Choice: Eclecticism in America, 1890-1930. New York: George Braziller, 1974.

Lehman, Donald J. Executive Office Building: GSA Historical Study #3. Washington, D.C.: Government Printing Office, Rev. Sept., 1970.

Maddox, Diane. Historic Buildings of Washington, D.C., Ober Park Assoc., Pittsburgh, PA, 1973.

Benson, William H. Jr. American Buildings and Their Architects: The Colonial and Neo-Classical Styles, Vol. 1, Anchor Books/ Doubleday, Garden City, New York, 1976.

Ross, Ishbel. Power With Grace: The Life Story of Mrs. Woodrow Wilson. New York: G.P. Putnam's Sons, 1975.

Smith, Gene, When the Cheering Stopped: The Last Years of Woodrow Wilson. New York: William Morrow and Co., 1964.

Walworth, Arthur. Woodrow Wilson. Boston: Houghton Mifflin, 1965, Vol. 2.

Wilson, Edith Bolling. My Memoirs. New York: Bobbs and Merrill, 1938.

#### B. Articles:

Fisher, Perry G. "Good Design...Welcome Exception," in City Partisan, Washington, D.C.: April, 1975, p.4.

Mechlin, Leila. "The Work of Wood, Donn, and Deming," in Architectural Record, April, 1906, pp. 245-58.

\_\_\_\_\_, "Noted Architect Has Perpetuated Washington's Finest Traditions," in Sunday Star, Washington, D.C., Sept. 9, 1940.

#### C. Pamphlets:

National Trust for Historic Preservation, "Woodrow Wilson House". Washington, D.C.: Preservation Press, Rev. 1975.

#### D. Booklets:

Eig, Emily Hoteling and Gray Bryan, "Waddy Wood in Kalorama: A Walking Tour." Washington, D.C.: Preservation Press, 1975.

#### E. Newspaper Clippings:

Vertical Files, Washingtoniana Division, Martin Luther King Branch, D.C. Public Library, Washington, D.C. - "Woodrow Wilson"; "2340 S Street, N.W. (Woodrow Wilson House)" and "Waddy B. Wood."

Scrapbook: Woodrow Wilson House, 2340 S Street, N.W., Washington, D.C. 1961 - present.

Scrapbooks: Maintained by J. Randolph Bolling. Manuscript Division, Library of Congress, Washington, D.C.

Files: Woodrow Wilson House, Library, NTHP,  
Washington, D.C.

E. Supplementary Materials

See Attachments

Prepared by: Emily H. Eig  
10/30/1976



Addendum to:  
Woodrow Wilson House  
(Henry Parker Fairbanks House)  
2340 S Street NW  
Washington  
District of Columbia

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PHOTOGRAPHS

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(HENRY PARKER FAIRBANKS HOUSE)  
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